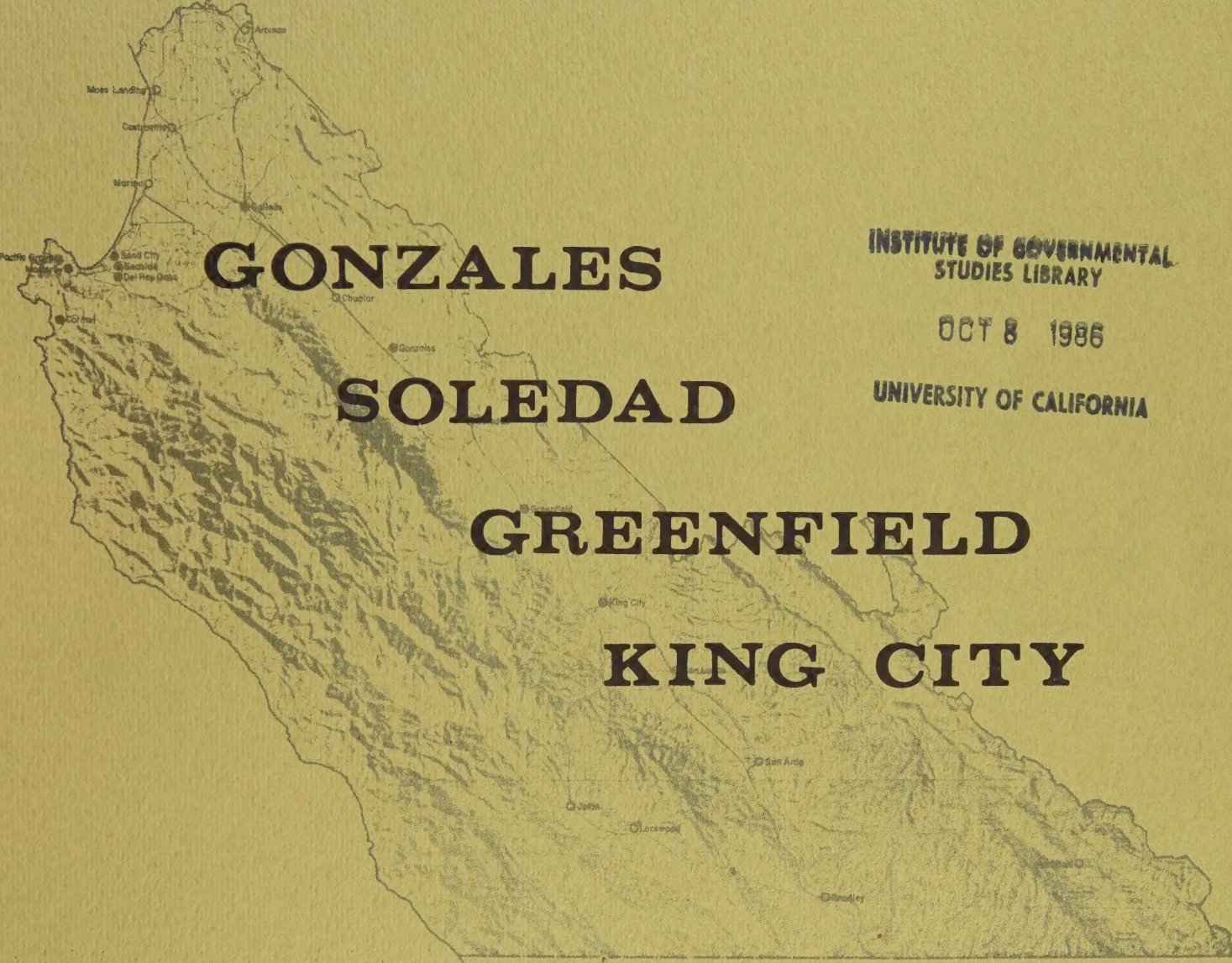


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THE OPEN SPACE ELEMENT of the GENERAL PLAN



GONZALES

SOLEDAD

GREENFIELD

KING CITY

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HAHN, WISE and
ASSOCIATES, INC.
Planning Consultants
San Carlos, California

THE OPEN SPACE ELEMENT

OF THE

GENERAL PLAN

FOR

THE CITIES OF


GONZALES
SOLEDAD
GREENFIELD
KING CITY

Adopted by

Gonzales
Soledad
Greenfield
King City

June, 1973

HAHN, WISE & ASSOCIATES, INC.
PLANNING CONSULTANTS



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PREFACE

The Open Space Element presented herein includes the basic data developed in the Open Space Element prepared and adopted by Monterey County.

The Plan also uses the same guidelines and objectives where applicable.

The first four sections deal with the basic data, principles, objectives and recommendations of the County Plan followed by each of four specific planning areas which include Gonales, Soledad, Greenfield and King City.

An Open Space Plan is set out for each of the Planning Areas after a review of basic data, existing conditions, principles and objectives.

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I. OBJECTIVES

As indicated in the Open Space Element of the General Plan for Monterey County, agricultural lands supply the greatest source of income in Monterey County. It is imperative that this source of income be protected by the Cities as well as the County. The first objective of the Open Space Element is:

To preserve and protect the prime and productive agricultural land and agricultural economy of the Central Salinas Valley area.

Recreational land is an important amenity of Monterey County and the planning area of the four cities. The prime objective in the preservation of open space is:

To preserve land for recreational facilities, encourage private recreational development and other open uses in categories characteristic and beneficial to the residents of the planning areas of the four cities and the County as well as to meet the tourists needs.

An environment which includes a variety of wildlife is an enjoyable place to live. The preservation of habitat is the key to abundance and well being of all fish and wildlife species. The objective of this section is:

To preserve and maintain open space within the planning area as a means of providing natural habitat for all species of wildlife compatible with urban living.

Agriculture is the primary resource of the planning area of the four cities. There are other natural resources such as oil deposits, gravel, and limestone deposits. Harvesting of many of these is and will be detrimental to the scenic beauty of the area and must be accomplished with great care. The objective of this section:

To protect the scenic natural resources of the planning areas of the four cities and preserve areas which are important as commercial natural resources.

Scenic lands are a prized asset to the planning area of the four cities as manifested by efforts to guard them by zoning. The variety of scenic interests are one of the principal attractions to tourists and are, therefore, a commercial asset. The prime objective of the four cities is:

To conserve, preserve and maintain the scenic lands of the planning areas of the four cities.

Continued care must be taken to protect open space lands that are also valuable watershed areas. This objective of the Open Space Element is:

Along with Monterey County to preserve the quality of existing water supply and adequately plan for the expansion and retention of valuable water supplies for future generations.

The Open Space Element of the General Plan is a compilation of the foregoing sections reflecting existing conditions and the objective of the four cities to preserve and protect open space in their respective planning areas.

Implementation of the plan will depend largely on coordination between the cities and the County of Monterey. Presently the County is using many methods of implementation with excellent results. These include:

Zoning - Exclusive Agricultural Zoning
Cluster and Open Space Zoning including Open
Space Districts, Special Treatment Districts, Scenic
Conservation Districts and Design Control Districts.
Flood plain zoning.

The county also implements open space planning in the area through their subdivision regulations which provide for "optional design" which basically allows townhouse or cluster type development. The county subdivision ordinance also requires recreation facilities in any residential development or in-lieu fees.

The Board of Supervisors recently adopted a new tool for the preservation of open space; namely open space eligible for the Open Space Subvention Act.

Other methods of implementation used by the county are scenic easements and encouragement of private open space development through the use of development of land for golf courses, hunting and fishing preserves, private campgrounds and other uses that add to the recreational opportunities for the county and more particularly the planning area of the four cities.

Other Open Space implementation possibilities are:

Public land ownership and control, road abandonment, State excess lands, deed restrictions, tax increment financing.

There are also many methods of financing Open Space, such as:

Taxation through user fees, motel "bed" tax, real estate transfer tax, property taxes, gasoline tax.

Federal funds for Open Space Grants either through HUD or Land and Water Conservation Fund or Wildlife Restoration Fund.

Private funds can sometimes be obtained through private conservation organizations, such as the Nature Conservancy groups and philanthropic individuals.

II. OPEN SPACE GENERAL

A. State Open Space Requirements

The Government Code of California clearly sets forth the intent of the Legislature in adopting Open Space requirements. Section 65561 reads as follows:

"The Legislature finds and declares as follows:

(a) That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the State, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.

(b) That discouraging premature and unnecessary conversion of open space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the cost of community services to community residents.

(c) That the anticipated increase in the population of the State demands that cities, counties, and the State at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.

(d) That in order to assure that the interests of all its people are met in the orderly growth and development of the State and the preservation and conservation of its resources, it is necessary to provide for the development by the State, regional agencies, counties and cities, including charter cities, of State-wide coordinated plans for the conservation and preservation of open-space lands.

(e) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space lands."

Section 65560 further defines the following terms as they relate to open-space:

"(a) 'Agricultural land' means land actively used for the purpose of producing an agricultural commodity for commercial purposes. Land may be considered to be 'actively used' notwithstanding the fact that in the course of good agricultural practice it is permitted to lie idle for a period up to one year.

(b) 'Local open-space plan' is the open-space element of a county or city general plan adopted by the Board or Council.

(c) 'Natural resource land' is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized by restricting the use of the land as provided by this chapter.

(d) 'Open-space land' is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as herein defined, and which is designated on a local, regional or State open-space plan as any of the following:

- (1) Natural resource land, as defined herein;
- (2) Agricultural land, as defined herein;
- (3) Recreation land, as defined herein;
- (4) Scenic land, as defined herein;
- (5) Watershed or ground water recharge land,
as defined herein;
- (6) Wildlife habitat, as defined herein.

(e) 'Open-space use' means the use of land for (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber.

(f) 'Recreation land' is any area of land or water designated on the State, or any regional or local open-space plan as open-space land and which is actively used for recreation purposes and open to the public for such purposes with or without charge.

(g) 'Scenic land' is land designated on the local open-space plan as open-space land which possesses outstanding scenic qualities worthy of preservation.

(h) 'Watershed or ground water recharge land' is land designated on the State or any regional or local open-space plan as open-space land which is important to the State in order to maintain the quantity and quality of water necessary to the people of the State or any part thereof.

(j) 'Wildlife habitat' is any land or water area designated on the State or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the State."

Section 65563 also requires:

"Every city and county shall, by June 30, 1973,⁽¹⁾ (as amended) prepare and adopt a local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction."

B. Other State Laws Related to Open-Space

There are currently several other laws which are directly related to the preservation and protection of open-space lands. They are as follows:

1. Section 65910, Government Code

"Every city or county by January 1, 1973, shall adopt an open-space zoning ordinance consistent with a local open-space plan adopted pursuant to Section 65563 above.

(1) AB966 Amended Requirements

2. Section 65302 (d), Government Code

Each General Plan shall include "a Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic forces, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources."

3. Section 11546, Business and Professions Code

"The governing bodies of a city or county may by ordinance require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes as a condition to the approval of a final subdivision map...."

4. Section 11610.5, Business and Professions Code

"No city or county shall approve either the tentative or the final map of any subdivision fronting upon the coastline or shoreline which subdivision does not provide or have available reasonable public access by fee or easement from public highways to land below the ordinary high-water mark on any ocean coastline or bay shoreline within or at a reasonable distance from the subdivision."

5. Land Conservation Act (Williamson Act)

Article XXVIII of the State Constitution now permits farmlands, lands within scenic highway corridors, wildlife habitat areas, timberlands, salt ponds, managed wetland areas, and submerged areas to be assessed on the basis of actual use (capitalized value), rather than on sales of comparable properties which in many instances reflect their potential value for possible urban development. As a condition for qualifying for this tax relief, which is essentially a stabilization of property taxes, the land must be restricted in one of two ways. The owner must enter into a contract, as specified in the Williamson Act, to maintain his land in agricultural use for a specified term, or he must grant an open space easement.

C. The Need for Open Space

Open space usually means the things the individual liked about the area when he chose it as a place to live.

Open space means: The broad expanse of the Salinas Valley and the uncluttered view from mountain top to mountain top.

The mountains and the foothills to hike in.

Enough parks, golf courses and other open space so that everyone can enjoy recreation outdoors, close to home and without having to make a reservation.

Farmlands, vineyards, and grazing land continuing in agricultural productivity.

Green space separating each community from the other so that you can find the countryside within a few minutes of your home.

Preserving open space means the kind of area that the people want in 1990 and 2000.

D. Obstacles to Open Space

Today, rapid urban growth, technological advancements and sometimes government policies place open space lands in jeopardy. Listed below are some of the more urgent obstacles to open space facing the planning area of the four cities and more particularly Monterey County.

1. Urban Sprawl

The population of the planning area of the four cities was 23,894 in 1970 with a projected population to 44,600 by 1990. These numbers are significant when they are related to the location of these new residents and the services they will require.

Generally new residential development will occur around and in close proximity to the existing cities. Prime agricultural land in the areas adjacent to the cities will be under tremendous pressure to give way to the demands of the growth of the four cities. More and more of our valuable open space will be taken away from the Central Salinas Valley. The growth of our four cities cannot be completely stopped, but specific open space provisions can give direction to this growth and allow for the aesthetic amenities which provide relief to typical urban sprawl.

2. The Automobile

The automobile has given the American his greatest mobility, but has also caused several of today's most serious problems. The automobile and its necessary transportation network requires great amounts of land. The automobile is the primary polluter and generates large scale noise pollution when measured near highways and freeways. Fortunately the greater part of U.S. 101 which bisects the Salinas Valley in a north-south direction traverses relatively level terrain and has not left the large amount of ugly scars which are left as reminders of new roadways in more hilly terrain. But unfortunately the high volume of inter-county and inter-state traffic, much of which is tourist-oriented, virtually eliminate many of the pleasures which originally made the automobile so attractive and popular. The number of automobiles cannot be controlled; however, the automobile itself can be controlled through the sophistication of the transportation networks required. Automobile access should be based on the intensity of use desired, therefore controlling the auto by the scale and condition of the roadway. To accomplish this requires close coordination and integration of all Elements of the General Plan and particularly the Open Space and Circulation Element.

3. Land for Parks

The Federal, State and County park system provides for the facilities needed for regional parks. However, an urban park system should be established and maintained to supplement the regional facilities. City parks can provide for visual relief as well as areas for active play and cultural experience. These parks also provide for community identity. City parks should be focused upon accessibility and usage. These should include passive as well as active recreation areas and should provide facilities for all ages from scrambling children to senior citizens.

4. Land Taxation

It is usually the tax payer who must assume the burden of acquiring or preserving open space. The resident is the individual who provides the bulk of City and County services and any additional tax increases upon the citizens whether they be owners or renters is becoming increasingly burdensome. The traditional form of utilizing property tax funds for land acquisition for parks and open space is becoming extremely limited. New methods of equitable taxation must be explored, including Federal and State assistance in grant form resulting from new priorities placed upon the State and Federal taxing system. It is true that most people pay taxes and most people appreciate the need for open space, but new funding sources must be developed so as to not place any additional strain on the citizens of the communities.

5. Jurisdictional Confusion

Many open space conflicts occur between jurisdictions and governmental agencies. The responsibility for certain lands often create confusion between city, county, state and federal governments. Different departments within the same agency often operate under different land use policies on the same issue. The California Planning and Conservation Law is continually being updated and expanded, making many documents in planning literature ineffective or incomplete. Careful programming of work is necessary to assure that planning remain comprehensive without needless and expensive overlap or duplication.

E. Coordination with the County:

It is necessary, for the effective implementation of the open space element that the cities and the county coordinate their planning decisions both in the planning area and in the corporate limits of the city so as to eliminate any conflicting proposals on land use in the planning areas.

Fortunately there is close coordination between the cities and the county and it is the intent of this open space plan to be in full coordination with the county open space plan.

Open space elements of the four cities are consistent with the projections set forth in the Monterey County open space element. Minor differences may occur where two jurisdictions make proposals on one land area, but what is important is that the four city plans have the same

fundamental theme as the County plans. Close coordination between the four Cities and the County will result in a framework of harmonious recommendations close to and around the corporate Cities.

III. OPEN SPACE CONSIDERATIONS - FOUR CITY AREA

The following open space considerations were researched and analyzed as a basic foundation upon which the open space plan is designed. Items of major significance are included in this section of the Open Space Element of the General Plan for the planning areas of the four Cities involved.

A. Location

The four Cities are located in the Salinas Valley south of the City of Salinas. They are spaced between 9 and 12 miles apart. The most northerly City of Gonzales is located 17 miles southerly of Salinas, Soledad is 9 miles southerly of Gonzales, Greenfield 9 miles southerly of Soledad and King City 12 miles southerly of Greenfield. All Cities are surrounded by prime agricultural land. The planning area contains approximately 190,000 acres. The corporate Cities encompasses approximately 2,500 acres within their boundaries.

B. Climate

The climate of the planning area exceeds 90° in the Central Salinas Valley in the summer months. Frost may occur in the valley.

Precipitation ranges from 10 to 12 inches in the Central Salinas Valley. Measurable precipitation averages 51 days between November and April and the average length of the growing season in the Salinas Valley is 240 days.

C. Geologic Regions

The Salinas Valley is the largest intermountain valley in the coastal ranges. Although the Salinas River, which forms it, rises in the Santa Lucia Range not far from San Luis Obispo and flows northward for 155 miles, only at that point where it joins the Nacimiento and San Antonio Rivers near the Monterey-San Luis Obispo County line does the valley widen out sufficiently to permit the valley floor to be farmed. The agricultural lands produced run continuously from slightly south of San Ardo to Moss Landing on the north, where the Salinas River empties into the sea. From a width of about 3 miles at San Ardo, the valley floor increases to 15 miles at the mouth of the River, being about 8 miles wide at the City of Salinas.

The Salinas River is the largest submerged river in America. It bisects the County, running northerly from San Luis Obispo County through Monterey County into Monterey Bay. The principal tributaries are the Arroyo Seco, Nacimiento and San Antonio Rivers from the Santa Lucia Range and San Lorenzo Creek which flows west from the Gabilan Range through King City.

D. Topography and Slope

Topography map of the entire County is shown following this section. It indicates two separate land forms - the mountains and the valleys.

The mountains:

Santa Lucia Range parallels the western border of the Valley and the County. These mountains rise abruptly from the Pacific Ocean with hundreds of sharp peaks, some exceeding 5,000 feet. The eastern slopes, particularly the foothills, contain chaparral and oaks.

The Gabilan and Diablo Ranges are the eastern border of the Valley and the County separating the Salinas Valley from the interior valleys. They are bare rolling hills, green in winter and brown in spring, summer and fall.

The Valley:

The primary valley in Monterey County is the Salinas Valley. The sides of the Valley are defined by hundreds of grass covered hills from 200 to 400 feet high, which make ideal cattle and sheep grazing areas. The Valley contains some of the most highly productive agricultural land in the United States.

The degree of slope on the two ranges has a bearing on the type of vegetation which exists in its natural condition and has major significance in terms of soil erosion and the rate of surface water runoff.

Agriculture is widely adaptable to the lesser and flat valleys of 0 - 10% slope. Slopes of 10 - 30% are commonly utilized for grazing lands and lands above 30% are limited to any form of agriculture or urban land use. Urban development is most easily adaptable to flat land of 0 - 10% slope. This produces a conflict in the Salinas Valley because this is also prime agriculture land.

The following map indicates, in graphic form, the generalized slope conditions of the Salinas Valley and Monterey County.

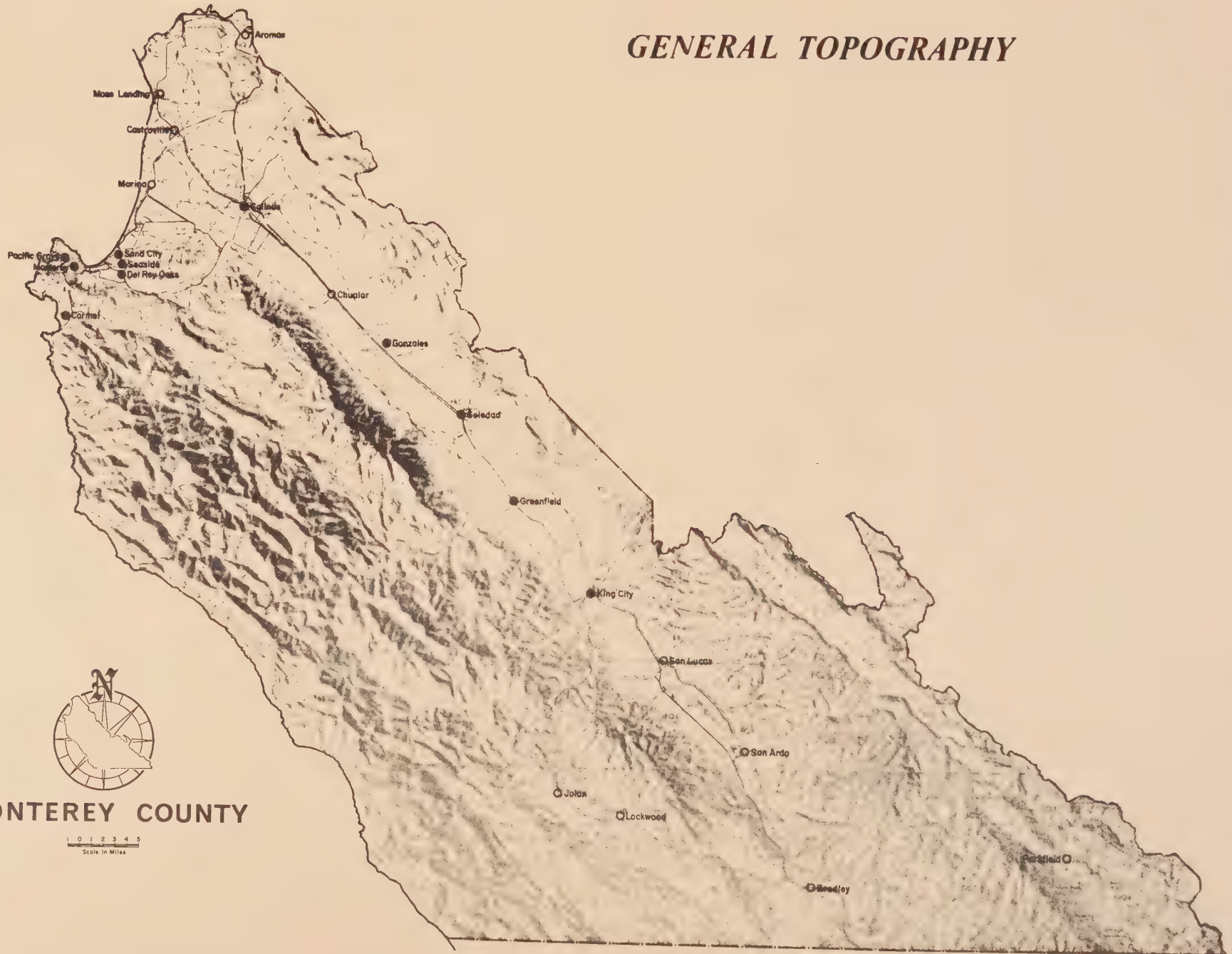
E. Soil Types

Approximately 25 percent of the fair or good soil as rated by the Soil Conservation Service occurs in the Salinas River Valley. The high quality soil in the Valley results from the runoff from the Santa Lucia and Gabilan Ranges.

The deep soils of the alluvial valley and particularly those drained by the Salinas, San Benito, Pajar, Santa Maria, Santa Ines, and Cuyama Rivers, vary in texture from light sands to heavy clays. Some localities are at the mercy of the high water tables or of the overflow from winter rains.

There are sixty different soil types in Monterey County. These are named for the major soil series that occur within each unit. A soil series is a group of soils that have the same kind of profile or sequence of layers. Except for the difference in surface texture, all members of a soil series have major horizons or layers that are similar in thickness, arrangement, and other important characteristics. Some soil areas on the general soil map have the same soil series for which they are named, but differ by properties or qualities of major importance to use and management. They are separated by indicating differences such as slope, surface texture, or depth of soil. Eight major groups and the map units within each group are described in graphic form on the following map.

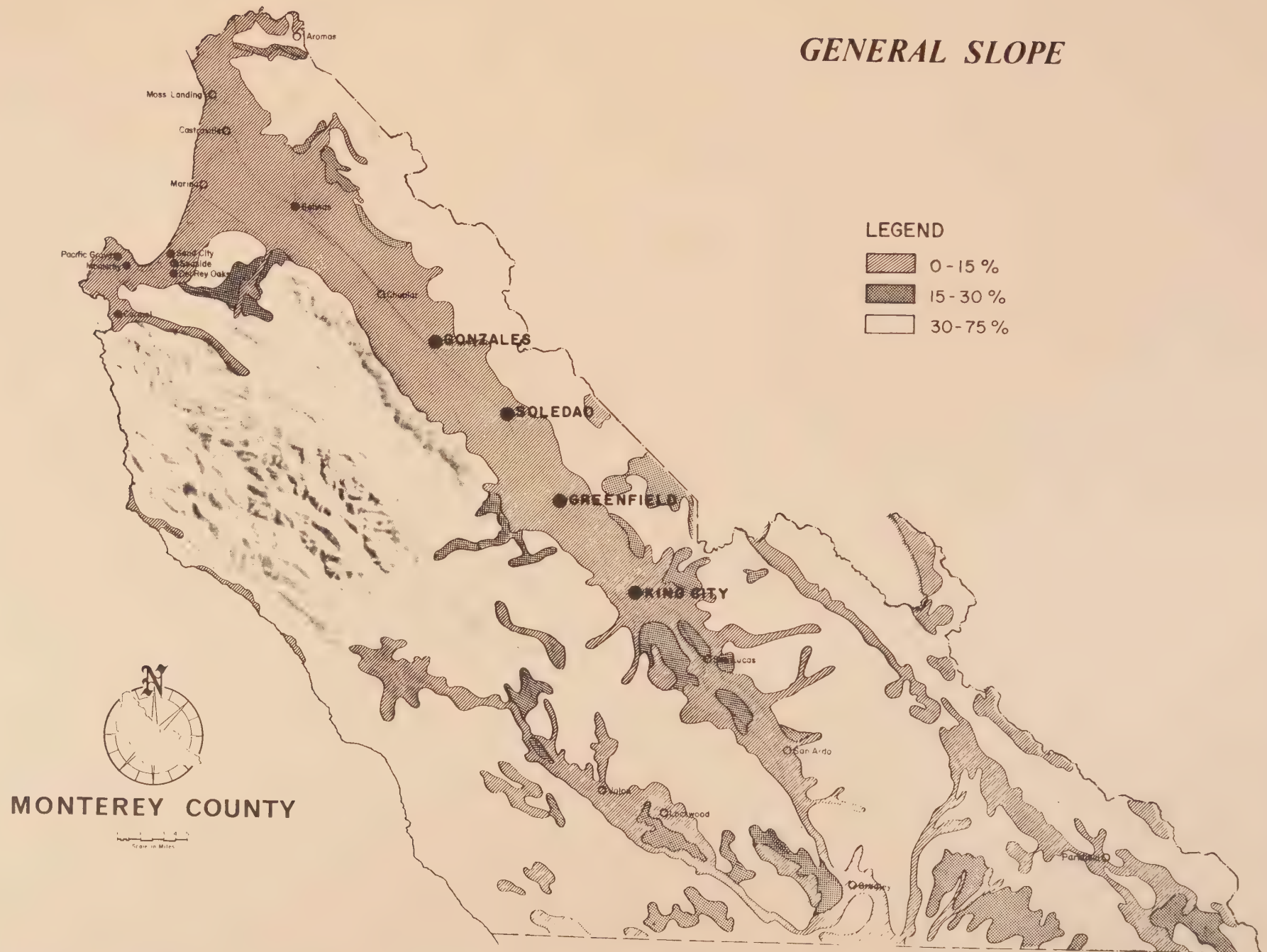
GENERAL TOPOGRAPHY



MONTEREY COUNTY

1 0 1 2 3 4 5
Scale in Miles

GENERAL SLOPE



GENERAL SOIL TYPES

LEGEND

SOIL CLASS I, II, III



CLASS I. Soils that have few or no limitations or hazards. They may be used for cultivation, pasture, range, woodland, wildlife or urban uses.

CLASS II. Soils that have few limitations or hazards. Suited for cultivation, pasture, range, woodland, wildlife or urban uses.

CLASS III. Soils that have more limitations than CLASS II. Suited for cultivation, pasture, range, woodland, wildlife or urban uses.

SOIL CLASS IV & VI



CLASS IV. Soils that have greater limitation than CLASS III. With conservation measures can be cultivated, otherwise suited for pasture, range, woodland, wildlife and controlled urban uses.

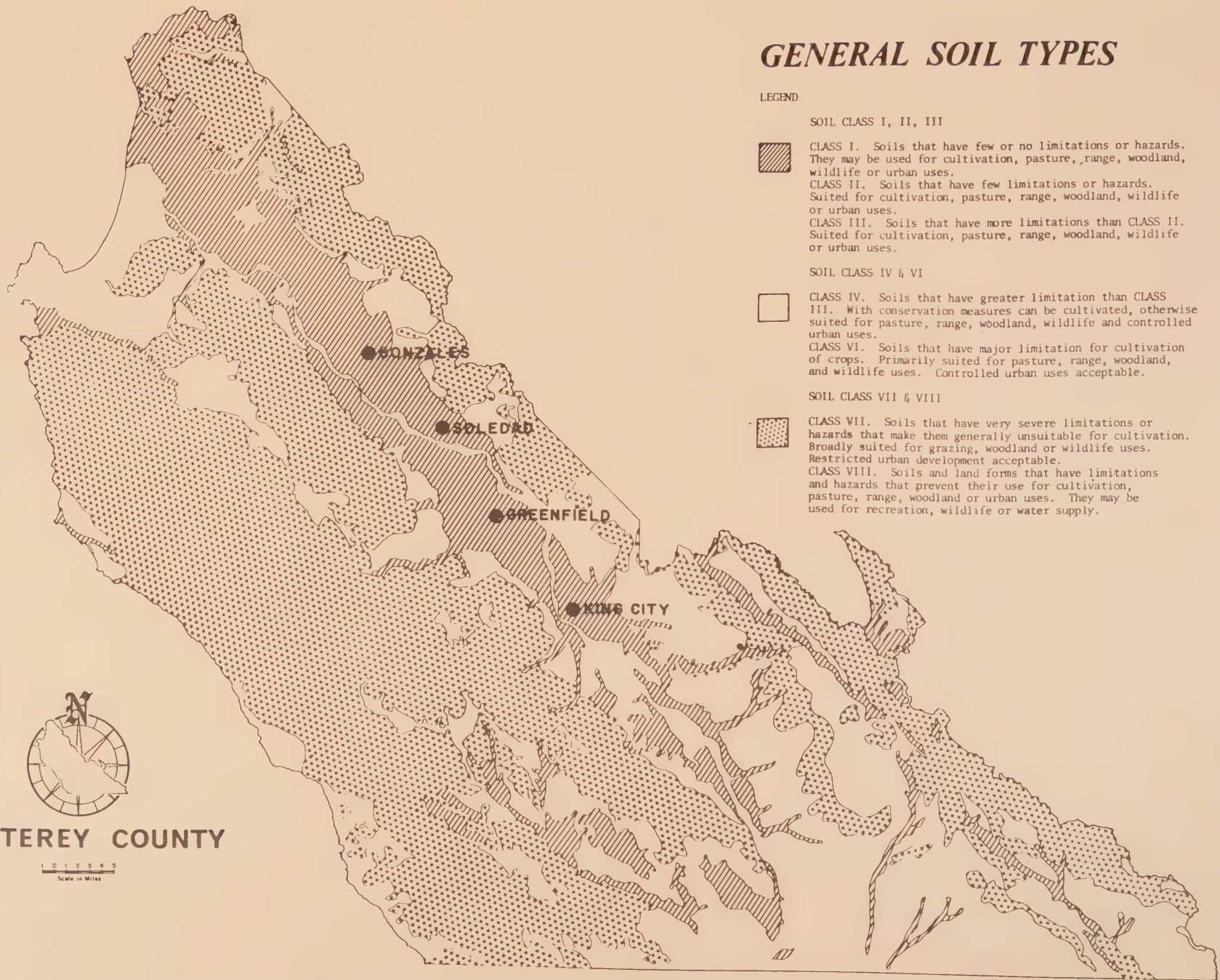
CLASS VI. Soils that have major limitation for cultivation of crops. Primarily suited for pasture, range, woodland, and wildlife uses. Controlled urban uses acceptable.

SOIL CLASS VII & VIII



CLASS VII. Soils that have very severe limitations or hazards that make them generally unsuitable for cultivation. Broadly suited for grazing, woodland or wildlife uses. Restricted urban development acceptable.

CLASS VIII. Soils and land forms that have limitations and hazards that prevent their use for cultivation, pasture, range, woodland or urban uses. They may be used for recreation, wildlife or water supply.



MONTEREY COUNTY

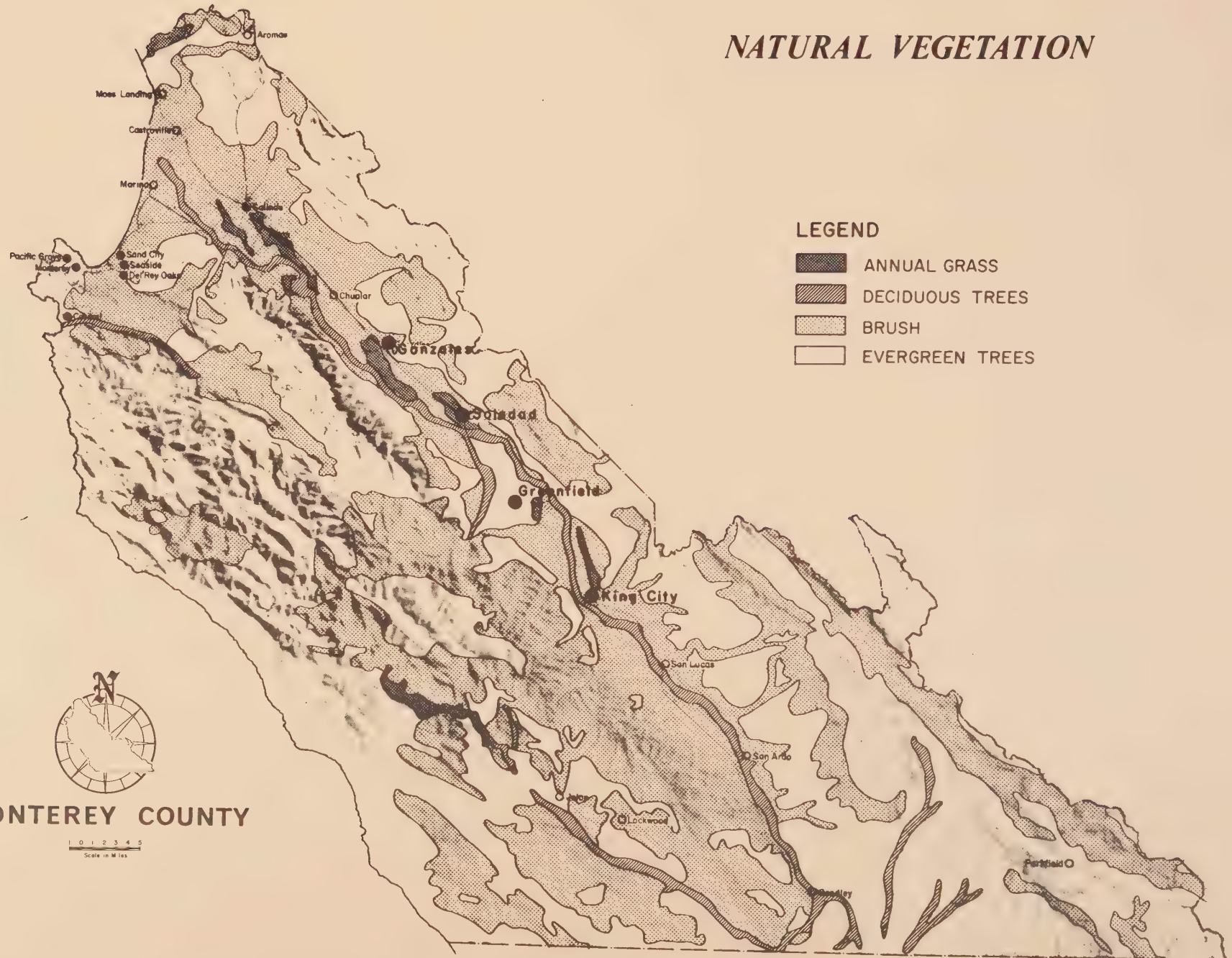
1 0 1 2 3 4 5
Scale in Miles

F. Natural Vegetation

The natural vegetation in the planning area of the four Cities is influenced by climate and location of topographic features. The map following this section divides the planning area and the County into four general classifications.

Grass is the prevailing ground cover in the lowlands of the area. Scattered oaks give some portion the appearance of a park. Chaparral is found on the hills. The major areas of grassland are to be found in the southeastern portion of the area. The U.S. Soil Conservation Service vegetation classifications were used for the graphic presentation shown on the following page.

NATURAL VEGETATION



MONTEREY COUNTY

0 1 2 3 4 5
Scale in Miles

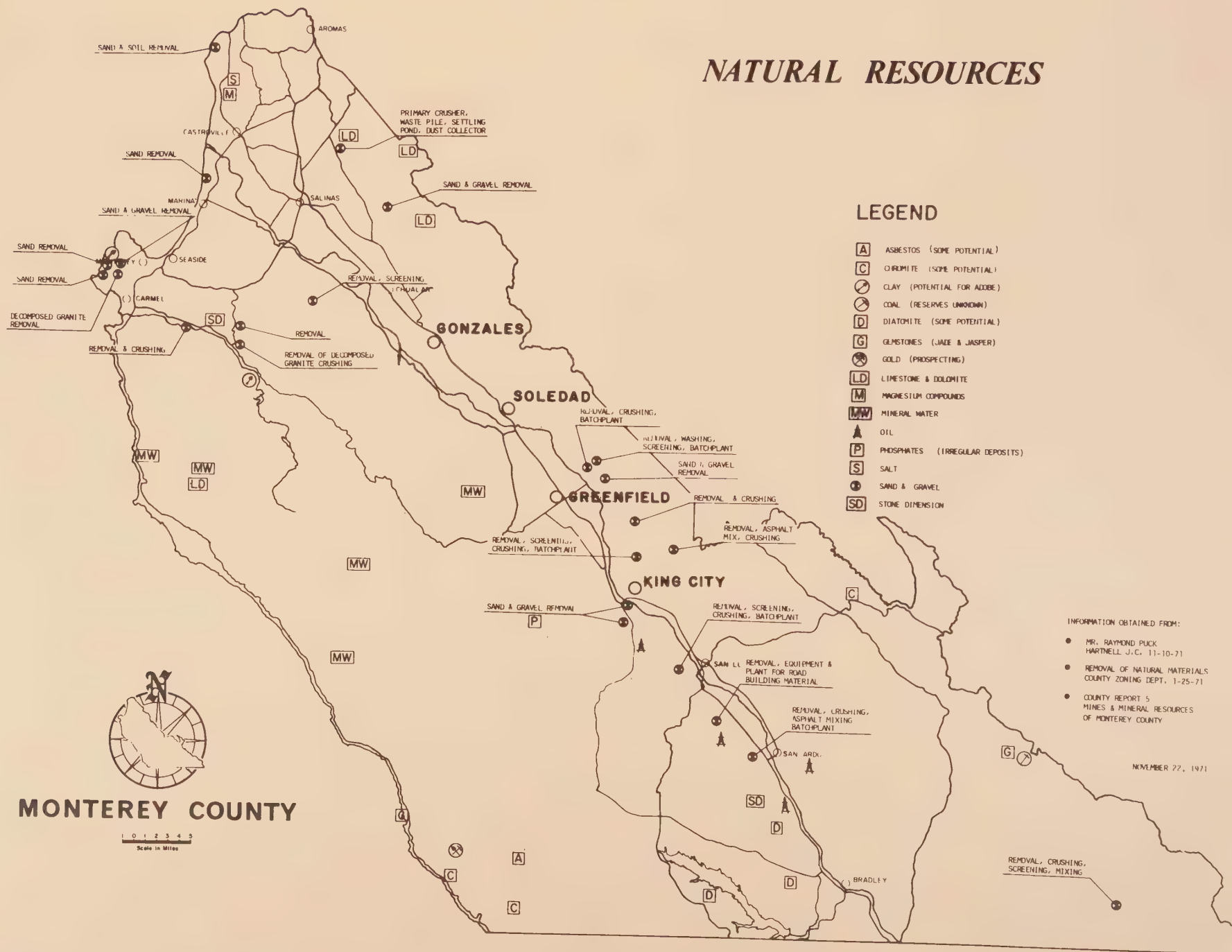
G. Natural Resources

Primary natural resources within the planning area are petroleum and agricultural soils. Petroleum and natural gas are mined within the study area at fields near San Ardo and King City. In 1969, 10.5 million barrels were pumped at a value of over 18 million dollars.

The rich agricultural soils of the Salinas Valley yield a most valuable natural resource not only of the planning area but of the entire County. The Valley soils and climate are suited for a great variety of year around crops. The list of agricultural commodities is long and 1971 figures indicate \$258,500,000 in agricultural income.

The natural land forms and unique features of Monterey County both to the west and east of the Valley are of great value as a natural resource. The rugged mountains provide enjoyment and recreation to millions of persons annually. Conservation of this natural resource is of major benefit to every citizen of the County.

NATURAL RESOURCES



H. Hydrology

Three considerations have a primary effect on land use. Groundwater resources, water quality and flood control.

The Salinas River roughly bisects the planning area and the County, running north from San Luis Obispo County through Monterey County and terminates near Moss Landing into Monterey Bay. The principal tributaries are the Arroyo Seco, Nacimiento and San Antonio, which catches the high rainfall from the Santa Lucia Mountains, and the San Lorenzo which flows from the Gabilan Mountains through King City.

The major flood control and water conservation effort from Monterey County is the complex formed by the Nacimiento and San Antonio Reservoirs located near the Monterey-San Luis Obispo County line. These two tributaries of the Salinas River, through the construction of the flood control and water conservation dams, have provided water storage and irrigation potential of immense proportions for the Salinas Valley and surrounding areas. The combined maximum storage capacity is in excess of 700,000 acre feet.

1. Water Supply

The flow of the Salinas River at Bradley plus the runoff of the various tributaries below Bradley plus the San Lorenzo Creek represent the total runoff to the Valley floor. There is a total runoff into the area usually described by the general term Salinas Valley of 512,000 acre feet per year. Of this total inflow the estimated mean annual absorption





is 162,400 acre feet above Spreckels leaving a presently unused supply of 349,600 acre feet. This is the part of the total runoff of the Salinas River which is available for additional use. The Nacimiento Reservoir and the San Antonio Reservoir both utilize a part of this supply and the remainder will be available for future additional projects. Water supply does not seem to be a problem in the foreseeable future.

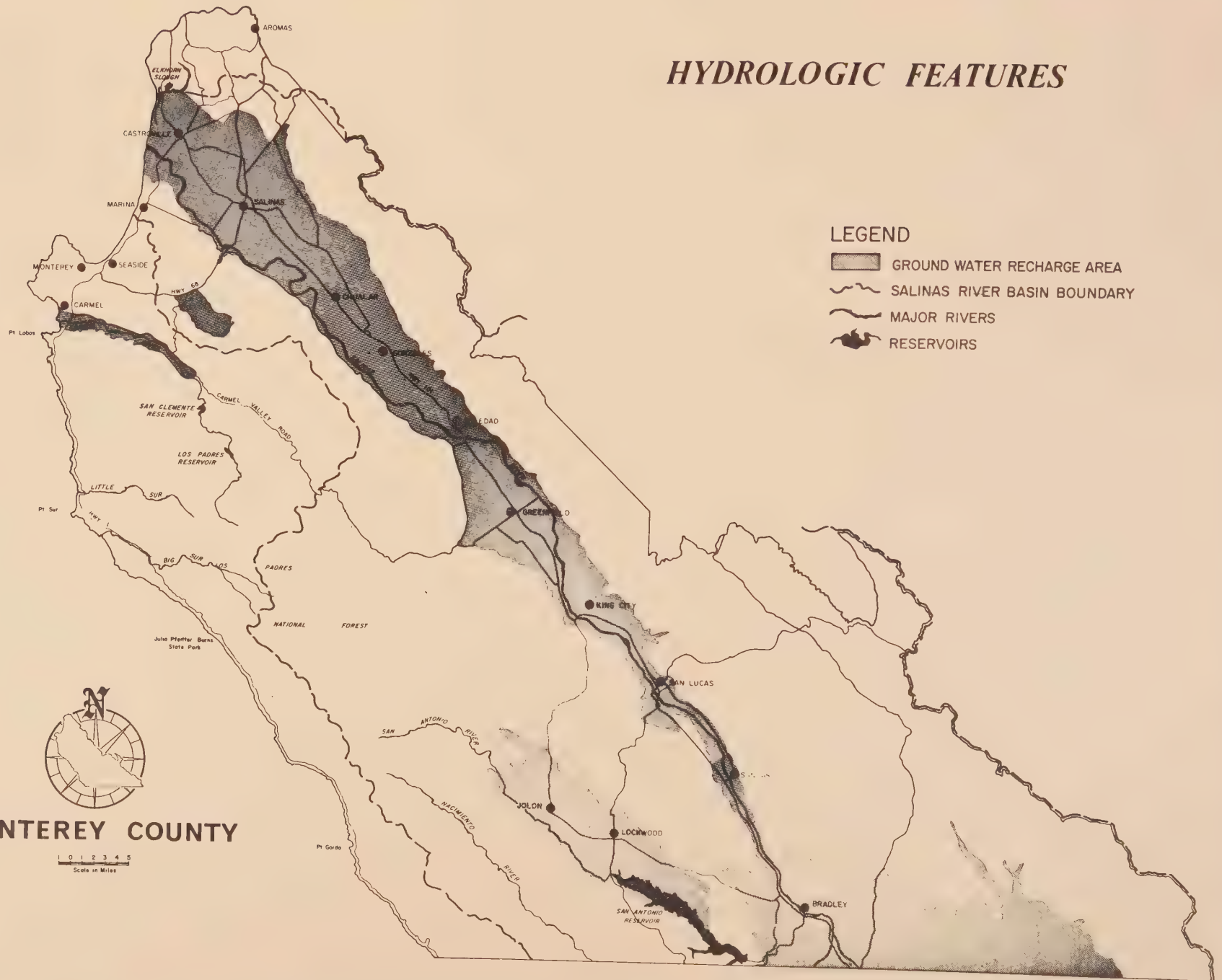
2. Water Quality

Overall, the total solubles in the groundwater are well within the amounts which represent permissible standards and much of the Valley Area has groundwater of high quality. There has been some tendency toward an increase in total solubles in some parts of the Valley. In the Valley this increase is considered to represent the effect of downward percolation of pumping draft with its leaching of the overlying soils. In all areas where such percolation occurs, down Valley movement of groundwater should eventually remove the added solubles and restore the original quality.

HYDROLOGIC FEATURES

LEGEND

-  GROUND WATER RECHARGE AREA
-  SALINAS RIVER BASIN BOUNDARY
-  MAJOR RIVERS
-  RESERVOIRS



MONTEREY COUNTY

0 1 2 3 4 5
Scale in Miles

I. Hazard Lands

Within the planning area there is only one basic hazard and this hydrologic. The other two basic hazards which are present in the County are geologic and landslide hazards. Because of their basic unstable quality, these hazard areas should often become open space or agricultural lands and development of structures should not be encouraged. The three major hazards in the County:

1. Seismic Hazards

As indicated on the following map, the planning area appears to have only minor fault occurrences. The primary earthquake fault with the greatest potential of activity is the San Andreas. It roughly follows the eastern border of the County. Other minor faults occur within the hilly and mountainous regions. There are fault traces indicated in areas east and west of Soledad and Greenfield and westerly of Gonzales but at distances of 5 to 10 miles from the Cities.

2. Landslide Areas



Data on landslide areas within Monterey County are incomplete. However, because of the topography and type of soil in the planning area it does not seem to be susceptible to landslides except for possibly the hilly or mountainous areas to the east and west of the Valley.

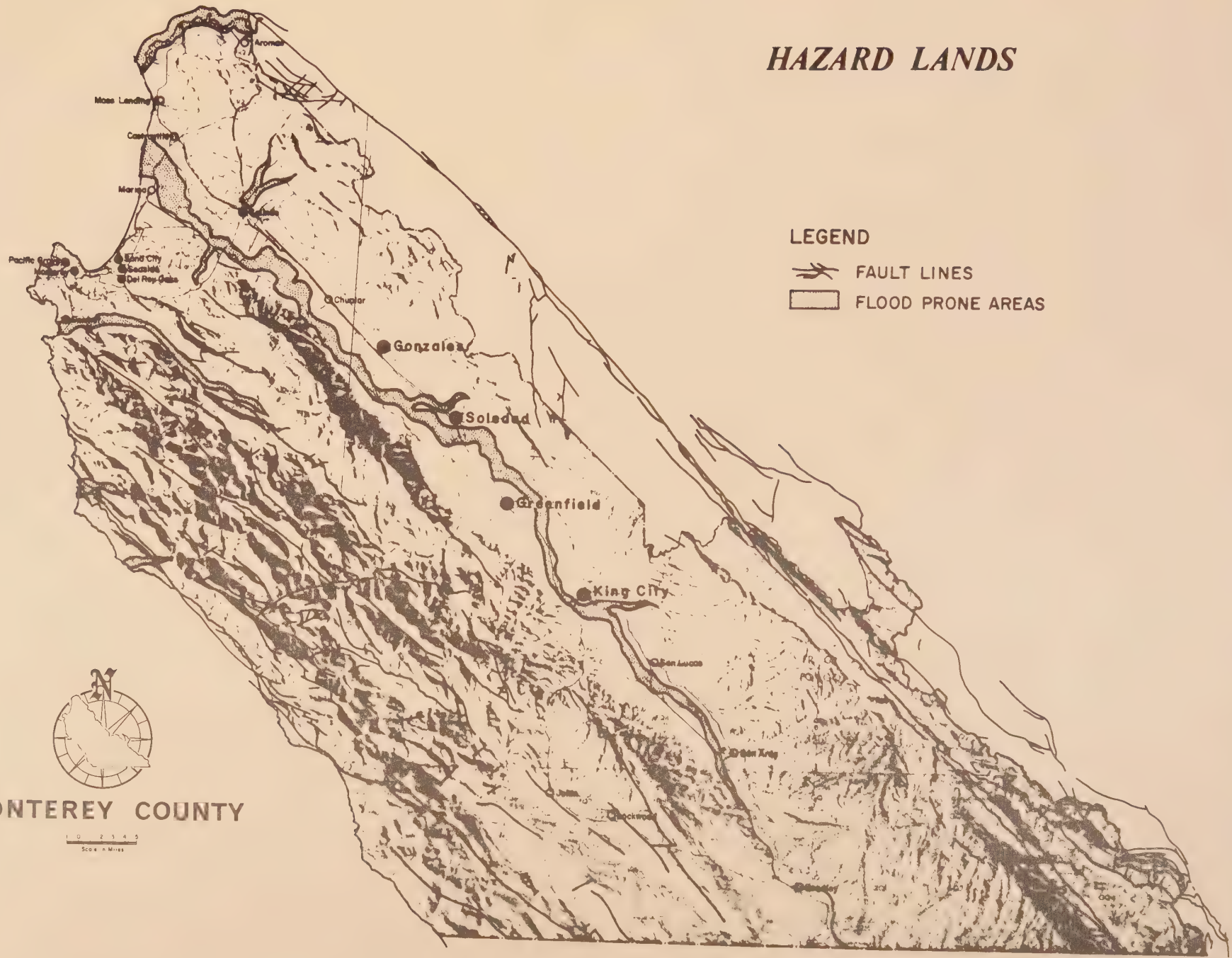
3. Flooding Hazards

The planning area is subject to seasonal flooding as indicated in the hydrology portion of this section. The Cities are outside of the primary flood plain.

HAZARD LANDS

LEGEND

-  FAULT LINES
-  FLOOD PRONE AREAS



MONTEREY COUNTY

0 2 4 6
Scale in Miles

J. Fish, Wildlife and Natural Habitat

Most of the natural habitat for fish and game is in the foothills and mountains to the west and east of the planning area. Habitat is the key to abundance and well-being of all fish and wildlife species. Without proper habitat they could not exist naturally. Retention of habitat, therefore, is basic when planning for fish and wildlife.

Development and reclamation projects have a pronounced affect on fish and wildlife. The effects range from entirely detrimental to enhancement. In planning any alteration to the present environment, consideration should be given to the effects on fish and wildlife. Even though most of this habitat is not in the planning area it is vital to the valley area.

Riparian habitat, and wetland habitat have been greatly reduced in the past and are now in short supply. Any alteration, except for fish and wildlife enhancement should not be supported by the cities in the planning area. Environment which includes a variety of wildlife even though not directly in the planning area still makes a more enjoyable place for people to live.

Present land uses which result in siltation and pollution of inland water should be carefully monitored and if necessary, corrected, to assure a clean and productive habitat.

K. Existing Public Lands

Within Monterey County there is 32.65 percent of the total land area occupied by public land ownership. This land which is primarily westerly of the Cities in the planning area is held by various governmental agencies for a variety of interests and uses. These lands are customarily non-urban in nature and constitute a great majority of the available wilderness and open spaces within the County. Public ownership within the planning area is largely County owned, City owned or under the jurisdiction of School Districts.

Public lands within the four Cities consists primarily of parks and school sites.

The City of Gonzales with an incorporated area of 240 acres has approximately 42 acres of City and School owned lands. Gonzales Square, a 2 acre park serves as an active recreation area.

Soledad has an incorporated area of 287 acres. There are approximately 37 acres of City and School owned land. There are 2 recreation areas of 8.8 acres maintained by the City.

The City of Greenfield has an area of approximately 325 acres. There are approximately 17 acres of School and City owned lands.

The City of King has an area of approximately 450 acres. There are about 107 acres of County, School and City owned lands. The School District has about 40 acres and the balance is the County Fair Grounds, City Golf Course and 2 parks.

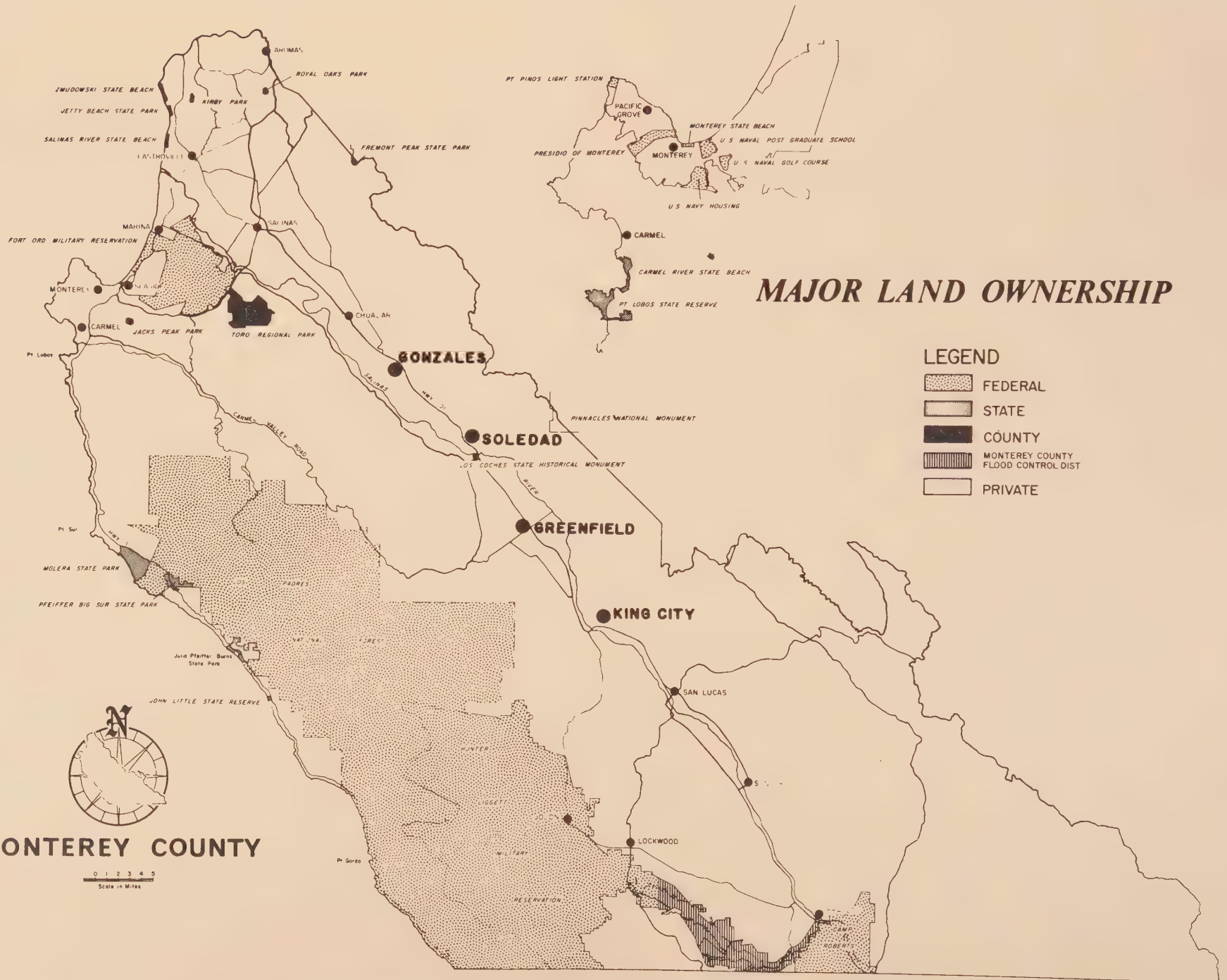
Regional recreation facilities are readily available in the Central Salinas Valley including the Pinnacles National Monument to the east and the Los Padres National Forest to the west. There is also a regional park northerly of the Gonzales Planning Area.

The following chart breaks down the specific ownerships of those public lands County-wide:

1. Total County area	2,127,360.00	(100.00%)
2. Federal ownership	588,387.70	(27.66%)
3. State ownership	13,674.48	(0.64%)
4. County Ownership	25,087.25	(1.18%)
5. City ownership	4,810.16	(0.23%)
6. School District ownership	1,458.80	(0.07%)
7. Special District ownership	1,118.31	(0.05%)
8. Bureau of Land Management	60,000.00	(2.82%)
Total Governmental ownership	694,536.70	(32.65%)

Included in land in public ownership are the 60,000 acres owned by the Bureau of Land Management. The subject land varies in size from isolated 40 acre tracts to grouped blocks in excess of several thousand acres. The vast majority of these lands lack public access. With continued growth of the County there will be demand for expansion of present land uses and development of these unused lands in the County. The final disposition of these public lands will require cooperation and coordinated planning by the Bureau of Land Management and local government bodies.

The following map indicates, in graphic form, the distribution of the above stated public lands with the exception of BLM lands.



L. Agricultural Lands

Agriculture is the main economic activity of the central Salinas Valley and the central coastal area. Land in the large valleys between the coastal range ridges and on the coastal plain have been extensively irrigated whenever groundwater supplies permit. The irrigated area has increased to approximately 180,000 acres.

The Valley's vegetable industry got underway when the search for new agricultural land was accelerated by the gradual disappearance of the Los Angeles area as a vegetable producer for the eastern markets which began in 1920. The agricultural background, however, goes back to the eighteenth century, when Spanish Friars planted the first crops there.

Today, agriculture remains the most important local industry and the biggest source of local income. Some 310,000 acres are under cultivation, most of them intensively. Truck crops thrive particularly well in the mild climate and rich soil. Approximately 35 percent of the irrigated land is capable of producing two crops a year. Irrigation water comes from natural underground reservoirs tapped by wells.

The planning area of the four Cities is in the heart of the rich Salinas Valley. Basically all of the area surrounding the four Cities is devoted to agriculture. Some of the most important features to note about Monterey County's agricultural industry are listed below:

1. Monterey County, with a \$258.5 million gross farm income is the sixth ranked agricultural county in California, it ranks eleventh in the United States.

2. Vegetable Crops are Salinas Valley's number one agricultural commodity in dollar value, and the county ranks first in California in the production of vegetables.

3. Lettuce is the valley's number one crop in dollar value and acreage.

4. Salinas Valley produces 46 commercial crops and farm commodities, and leads the state in the production of nine of these and ranks second in three others.

5. In 1971 the size of the average Salinas Valley farm was estimated at 1,013 acres, three times as large as the U.S. average of 387 acres. Average investment in land and buildings per farm was estimated at \$385,166, over five times the U.S. average of \$70,700.

6. The irrigated land accounts for over 93 percent of the artichokes, 48 percent of the cauliflower, 32 percent of the celery, 45 percent of the garlic, 42 percent of the lettuce, 80 percent of the chile peppers, 54 percent of the spinach, and 25 percent of the strawberries produced in California.

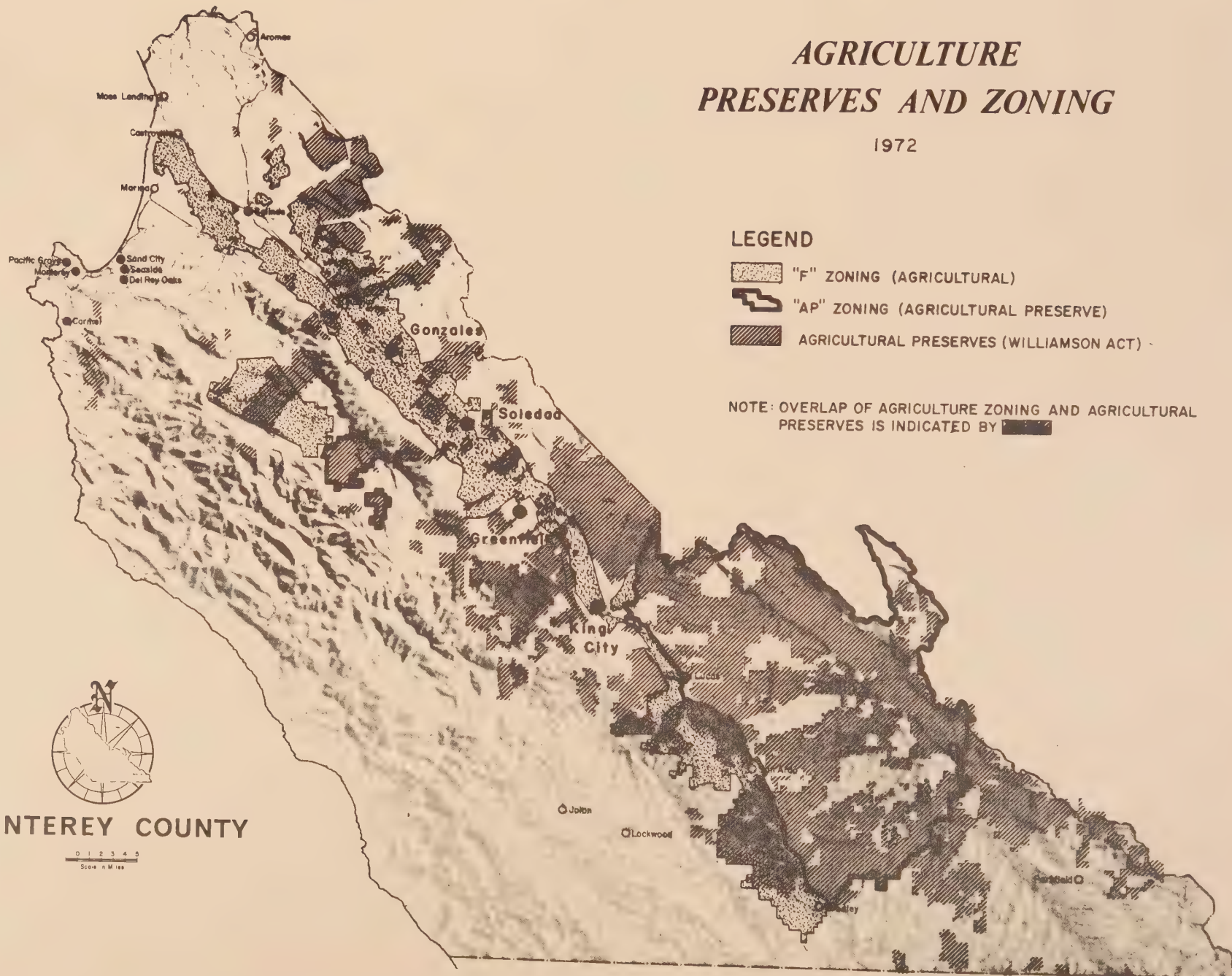
AGRICULTURE PRESERVES AND ZONING

1972

LEGEND

-  "F" ZONING (AGRICULTURAL)
-  "AP" ZONING (AGRICULTURAL PRESERVE)
-  AGRICULTURAL PRESERVES (WILLIAMSON ACT)

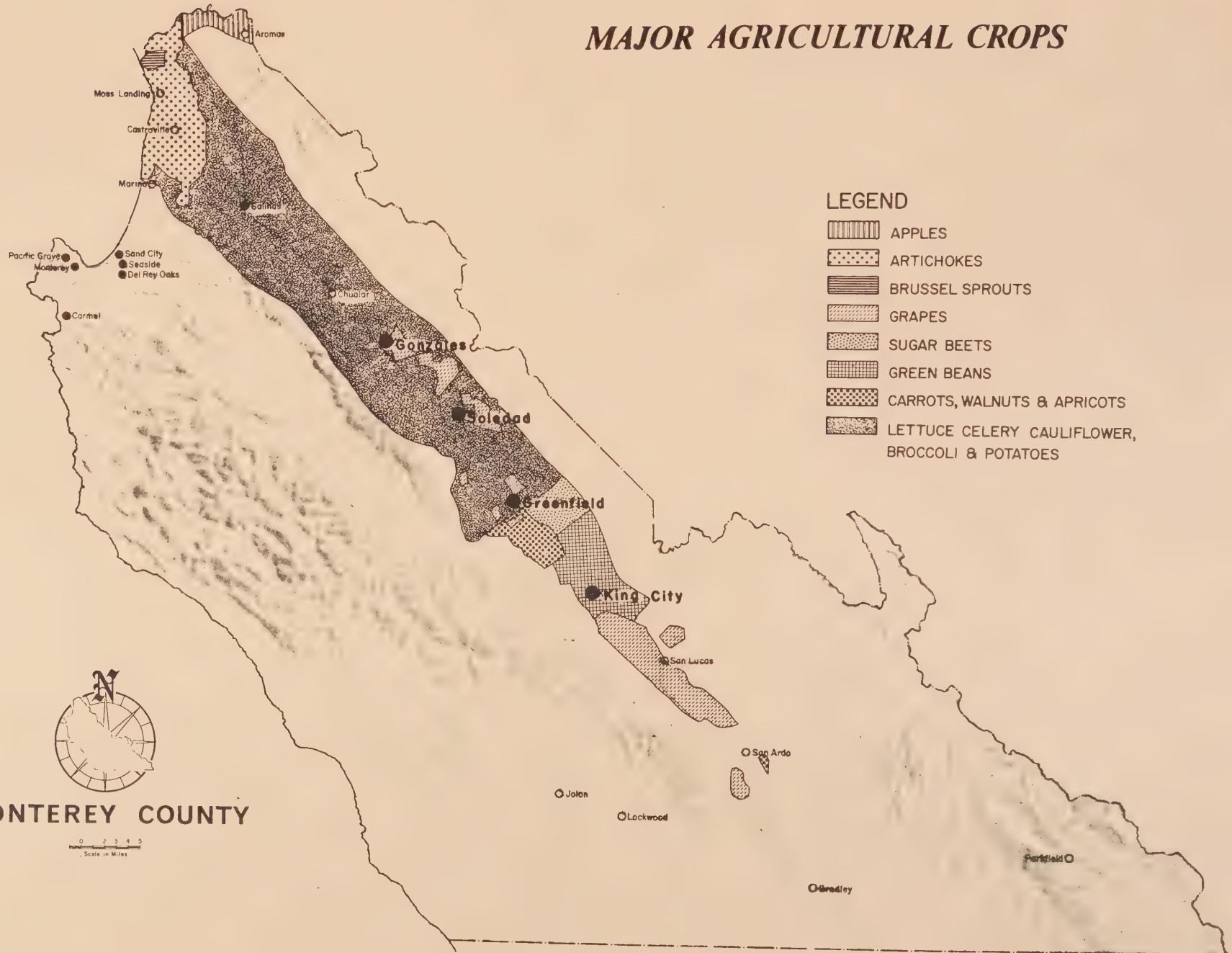
NOTE: OVERLAP OF AGRICULTURE ZONING AND AGRICULTURAL PRESERVES IS INDICATED BY 



MONTEREY COUNTY

0 1 2 3 4 5
Scale in Miles

MAJOR AGRICULTURAL CROPS



M. Recreation and Park Land

Monterey County has long been recognized as an outstanding area for year round outdoor recreation. The county's forests, beaches and parks offer limitless activity to those who enjoy swimming, tennis, picnicing, golfing, boating, fishing, hunting or scenic excursions.

Most of the public recreation facilities are westerly of the planning area but still within easy reach of all of the residents of the four cities and their planning areas.









The Los Padres National Forest contains 325,000 acres of forested mountains and rises from sea level to an elevation of over 4,000 feet and is westerly of the planning area of the four cities. Most of the parks, nine, are located on the coastline.

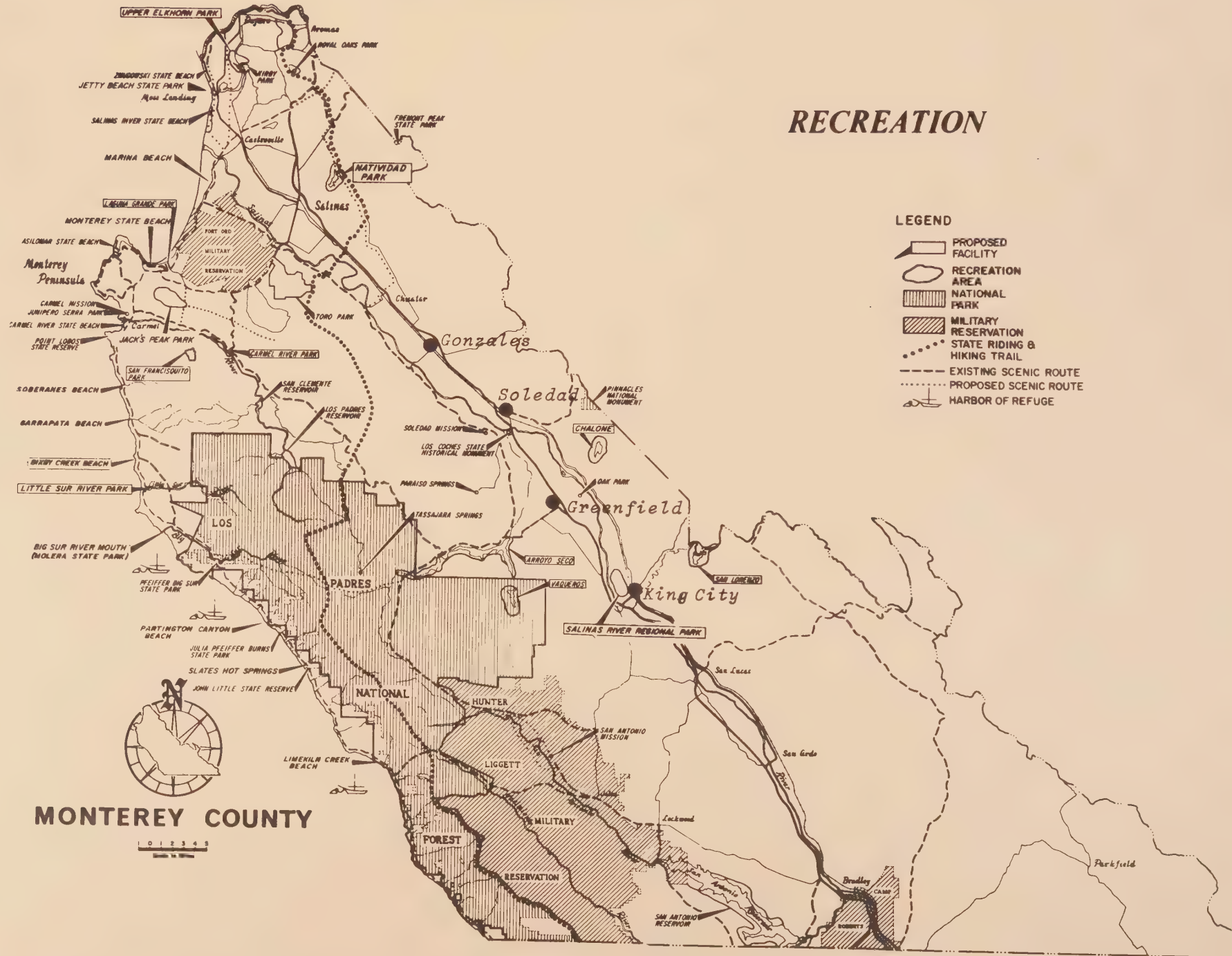
Private recreational facilities play a key role in Monterey County leisure time activities and in the activities of the residents of the four planning areas. Each of the cities have some recreation facilities with the incorporated areas and are contemplating additional areas devoted to passive and active recreation.

Descriptions of the city, county and district facilities in those areas will be described in the cities section of this plan. Countywide recreational facilities are indicated on the map following this section.

RECREATION

LEGEND

-  PROPOSED FACILITY
-  RECREATION AREA
-  NATIONAL PARK
-  MILITARY RESERVATION
-  STATE RIDING & HIKING TRAIL
-  EXISTING SCENIC ROUTE
-  PROPOSED SCENIC ROUTE
-  HARBOR OF REFUGE



MONTEREY COUNTY

1 0 1 2 3 4 5
Miles to 100

IV. THE COUNTY'S OPEN SPACE PLAN

The Open Space Plan of Monterey County is composed of recommendations for agricultural land, wildlife habitat, natural resource land, scenic land, watershed and water recharge lands. The composite of all of these topics form the Open Space Plan for Monterey County. The following are the specific items discussed:

A. Agricultural Lands

The highly productive agricultural lands occupy but 7% of the total land in the County, yet agriculture is the greatest single source of income. Not only is agriculture important to the County, but to the State and to the Nation. This is made evident by the fact that Monterey County is first in the nation in the production of lettuce, artichokes and strawberries.

The income from agriculture in 1971 was \$258,000,000, which was an increase of \$125,000,000 over the 1960 figure. There are approximately 180,000 acres of prime irrigated land in the County and in addition there are thousands of acres of dry farmed as well as range and pasture land. Particularly outstanding is the Salinas Valley, which contains the finest soil in the world, and is in the only area in the United States with a large level area of highly productive soils as well as ocean fog which is so desirable for succulent vegetables. Due to the climatic conditions and the lack of weather extremes, vegetables may be produced and marketed throughout the year.

A total of 218,731 acres were zoned exclusively for agriculture by July, 1968; of this area the major portion is in prime agricultural land. The continued increase in population, the accompanying growth in industry, highways, and other urban land uses is a continuing threat to the retention of agricultural land for agricultural purposes. With 100 to 150 acres of the County being urbanized annually, the safeguarding of agricultural lands is as essential as the protection afforded other types of land use.

Objective:

To preserve and protect the prime and productive agricultural lands and the agricultural economy of Monterey County.

Recommendation:

1. Prime agricultural lands, wherever possible, should be separated and protected from other uses, and only those uses related to agriculture should be located on prime agricultural lands.

2. Agricultural uses should be encouraged as a means of providing open space.

3. Agricultural lands which are used for grazing and other purposes, although not considered prime soils, should be given protection.

4. Prime agricultural land must be recognized as an equal to other major land uses and given the protection it deserves as a developed use.

B. Recreational Land

Once taken for granted but now recognized as a priceless possession, the scenic beauty of Monterey County must be jealously guarded. The County has been fortunate in its many natural attributes - its scenic coastline ranging from gentle sandy beaches to rugged mountains plunging in precipitous cliffs into the ocean as well as its many coastal streams and rivers. The County is fortunate too that over 400,000 acres of these lands are owned and controlled by the Federal government and are open to the public for a vast variety of recreational purposes. The State of California, also, has acquired over 18,275 acres for public use and enjoyment. The County of Monterey has only recently entered the recreation field but now has over 30,000 acres of recreation area including the 9,000 acres in San Antonio and Nacimiento Lakes. These open space lands meet a great variety of public outdoor recreational needs from picnicking on the beach or camping in the Redwood Forests of Big Sur State Park to fishing or hunting in the wilderness area of Los Padres National Forest or even more active pursuits such as scuba diving in the marine reserves along the coast, rock climbing in the Pinnacles National Park or back packing in the rugged mountains of the Ventana Wilderness area. Whatever the outdoor recreational need, Monterey County has the open space for it and has recognized its importance.

More parks and other forms of recreational facilities will be required, not only to satisfy the increased population, but also the increasing amount of leisure time.

Increasing care must be taken to retain the natural beauty of Monterey County. All proposed recreational facilities will be carefully implemented to allow maximum use without damage to the environment so that future generations will be able to enjoy existing amenities.

Objective:

To reserve land for recreational facilities, encourage private recreational development and other open uses in categories characteristic and beneficial to the residents of Monterey County as well as to meet tourist needs today and in the future.

Recommendations:

1. Provide for the orderly acquisition and development and control of a comprehensive recreation system for Monterey County.
2. Recreational resources should be protected for the future as these resources are largely irreplaceable natural assets.
3. Encourage or provide recreational facilities and other open uses in central locations near all living and working areas and in areas of outstanding beauty sufficient to meet the varying needs of the people to be served.

4. Proper commercial recreational uses should be encouraged to augment public recreational programs, however, boardwalk or honky-tonk recreational facilities should be avoided.

5. The sites for recreation should be evaluated to assure they have maximum flexibility and adaptability to the constantly changing recreation needs and interests.

6. The development of waterfront property should be encouraged for all suitable types of recreational uses to meet the needs of local, regional and State-wide residents.

7. The Monterey coastal area should provide harbors of refuge for recreational as well as commercial boating.

8. The river areas which provide the best recreational attractions should be preserved.

9. Recreation should take advantage of multi-purpose land, such as reservoirs and flood plains.

10. Encourage the development of a system of scenic highways by establishing special architectural site and landscape control and visual line control, thereby preserving areas of outstanding scenic quality.

11. Provisions should be made for adequate number of campsites, overnight camping facilities, scenic turnouts and roadside rests.

12. Provisions should be made for riding, hiking and bicycle trails on local as well as State-wide programs.

13. To meet the demands of future populations advantage should be taken of prospective areas of sufficient size and location for parks, and other similar uses in proper locations.

14. The development of major recreational facilities to serve regional and State-wide residents should be encouraged in the south part of Monterey County in addition to those proposed in other parts of the County.

15. The development of major recreational and other related uses should be provided for by private enterprise, and at all governmental levels including Cities, the County, State and Federal agencies.

16. Encourage private recreational development as a supplemental program to provide for recreational needs.

C. Wildlife Habitat

An environment which includes a variety of wildlife is an enjoyable place for people to live. Unfortunately for people as well as the endangered species, most forms of wildlife are not compatible with people. As their natural habitat is encroached upon, the animals are confined to smaller and smaller areas. Preservation of habitat is the key to abundance and well being of all fish and wildlife species.

Monterey County has numerous wildlife species, some of which are still abundant. Federal, State and County owned and managed recreation open space lands assure the continued natural habitat that they need. Control of access through prohibition of vehicles in the mountainous and wilderness areas preserves the natural environment necessary for wildlife to exist.

Objectives:

To preserve and maintain open space as a means of providing natural habitat for all species of wildlife.

Recommendations:

1. To maintain all species of fish and wildlife for their intrinsic and ecological values as well as for their direct benefits to man.

2. To provide for diversified recreational use of fish and wildlife.

3. Provide for an economic contribution of fish and wildlife in the best interests of the people of the County.

4. Provide for scientific and educational use of fish and wildlife.

5. When planning any alteration to the present environment, consideration should be given to the effects on fish and wildlife.

6. Present land uses which result in siltation and pollution of inland and marine waters should be carefully monitored, and if necessary, corrected, to assure a clean and productive habitat.

7. Outstanding wildlife habitats and sites that have unusually high value for fish and wildlife should be carefully considered before any development altering this environment is allowed.

8. Encourage development and enhancement of wildlife habitat through careful use of methods such as control burning, planting, water development, judicious livestock grazing, mechanical land manipulation and creation of ponds in watercourses.

9. Recognize and encourage the various appropriate and non-appropriate uses of wildlife. This includes such activities as bird watching, scientific studies, educational purposes and hunting and fishing.

10. Retain and develop access to public areas through riding and hiking trails.

D. Natural Resource Lands

The primary natural resource in Monterey County is agriculture. In 1971, agricultural products contributed \$258,500,000 to the economy.

Other than agriculture, the basic natural resources are the petroleum, granite, limestone deposits, sand and gravel. Current trends indicate that what commercial forests of redwood, pine and oak exist, should be retained as a natural scenic resource and should not be harvested.

The County also contains many natural geologic features which provide scenic interest and attract tourists. Conservation of these natural resources is necessary to continue to attract visitors to Monterey County.

(1) Ocean Resources included in the County Plan were not included.

Objective:

Protect the scenic natural resources of Monterey County and preserve areas which are important as commercial natural resources for future generations.

Recommendations:

1. Preserve areas of established natural scenic beauty as areas of active and passive enjoyment.
2. Conserve lands which provide valuable natural mineral deposits for potential future use.
3. Continue to promote a program of agricultural land preservation to assure adequate food supplies for the future.

E. Scenic Lands

In Monterey County, the entire County is considered as scenic land. Whether it is the broad agricultural plain of the Salinas Valley with its myriad variety of crops, the folded hills of the Gabilan Range or the rugged coastal range of the Santa Lucias plunging into the Pacific Ocean, Monterey County provides a variety of scenic interest.

Although approximately 450,000 acres of this scenic land is preserved by various public agencies for recreational purposes, many other parts of the County must be protected to retain its scenic beauty.

California's "Wonderful One" in Monterey County is not only designated as State Highway 1 but it is also the first officially designated Scenic Highway in the State of California.

Not only is the highway itself

beautiful, but it traverses some of the most spectacularly scenic areas in the world. The corridor through which it passes is jealously guarded by zoning regulations, setbacks, and building restrictions to retain its natural beauty to the greatest possible extent.

The Monterey Peninsula, at the beginning of Scenic Highway 1, is famous the world over for its history, climate and scenic beauty. The people of this area recognize the value of their pine-clad hills and vistas of blue Monterey Bay and guard it zealously from any developments that tend to destroy this environment.

The rolling hills of North Monterey County are rapidly becoming popular as a place to live because of their sheltered canyons and beautiful surroundings. The more new people move into the area, the greater becomes the drive to conserve its scenic qualities.

The Los Padres National Forest is a scenic asset of great value. As mentioned in other parts of this report, it serves as a natural habitat for many species of wildlife, it is a recreational area for thousands of people a year and serves the County as watershed and water conservation resource. Many of the 450 miles of trails in Monterey County are in Los Padres National Forest leading to more than 35 back-country camps along the many rivers and streams of the area.

Monterey County has been a leader in acquiring scenic lands through easements in subdivisions, as a part of development on portions of property and as a means of preserving the land through the generosity and cooperation of private land owners. Approximately 7,800 acres of scenic easements giving up development rights have been dedicated to Monterey County since 1959.

The County Board of Supervisors and Planning Commission have been leaders in their activities to conserve scenic lands. Through their efforts State legislation authorizing scenic easements, legislation for adoption of Scenic Highways as well as the criteria for acceptance of official Scenic Highways and other such State-wide legislation has been adopted. They were foremost in adoption of billboard regulations and unsuccessfully defended them in the courts. Zoning regulations designed to preserve the beauty and quality of environment in Monterey County have been initiated and adopted. Building and grading regulations designed to preserve the beauty and quality of environment in Monterey County have been initiated and adopted. Building and grading regulations have also helped to retain the County's scenic beauty. Policies in regard to landscaping of cut and fill slopes for road and highway construction have been adopted and used. The need of requiring planting of cut and fill slopes in hillside building construction is recognized but further regulations for this type of maintenance must be adopted.

Objective:

To conserve, preserve, and maintain the scenic lands of Monterey County.

Recommendations:

1. Continue to acquire scenic easements for conservation of Monterey County's scenic beauty.

2. Develop plans for acceptance of additional State Highways as Official State Scenic Highways and County Roads as Official County Scenic Roads.

3. Encourage private developers to utilize conservation methods of using the land. Discourage development on steep slopes unless special techniques of construction are used.

4. Develop and apply zoning and building regulations designed to preserve the scenic areas of the County.

5. Protect agricultural lands as a major scenic resource.

6. Encourage private reforestation of hillsides to enhance the beauty of the County.

7. Adopt regulations requiring the landscaping and maintenance of vegetation on all cut and fill slopes.

8. Prohibit encroachment of cut and fill slopes into scenic easement areas or corridors along scenic highways.

F. Watershed and Water Recharge Lands

Monterey County is essentially composed of a broad alluvial valley, running north and south, and rugged mountain

ranges on both its eastern and western boundaries. Because of these entirely different land forms, the retention, use and quality of water is analyzed; first within the mountains and second, in the Salinas Valley.

The rugged Santa Lucia Mountains of the County catch much of the rainfall which occurs. The high ridges receive as much as 80 inches each year, while rainfall in the Salinas Valley averages 10-14 inches. This large amount of potentially usable rainfall occurs primarily during the winter months and results in heavy, intense Spring runoffs. On the western slopes, steep canyons allow much of the runoff water to escape into the ocean without ground water recharge occurring. On the eastern side of the Santa Lucia range, three man-made reservoirs within Monterey County and one in San Luis Obispo County (administered by Monterey County) were constructed as flood control and water conservation efforts. The four are listed as follows:

1. San Antonio Reservoir
2. Nacimiento Reservoir (in San Luis Obispo County)
3. Los Padres Reservoir
4. San Clemente Reservoir

These four primary water sources serve as water recharge supplies by releasing constant amounts of water and also provide valuable irrigation water for the Salinas Valley. Future sites have been located by the Monterey County Flood Control and Water Conservation District for expansion of the County water supply.

The Salinas Valley provides the primary flat land within the County of Monterey. The Valley is composed of deep, porous alluvial soils which have excellent recharge capabilities. Through the center of the Valley runs the Salinas River.

The river appears to contain only a modest volume of usable water but in reality it is the largest submerged river in America. Each year 578,300 acre feet of water passes down the Salinas River. The estimated ultimate demand, including population expansion and agricultural irrigation, is 497,000 acre feet per year. Therefore, the quantity of water available is of no immediate concern.

Care must be taken to keep the present supply of usable water at a quality which is safe for human use and free from long-range pollutants. Every effort must be made to keep agricultural runoffs, industrial and human wastes and salt water intrusion from lowering the water quality below permissible standards.

Objective:

To preserve the quality of the existing water supply in Monterey County and adequately plan for the expansion and retention of valuable water supplies for future generations.

Recommendations:

1. Provide for the safety and welfare of the residents of Monterey County by the continued expansion of flood control efforts on a regional scale.

2. Continue to assure the high quality of water within the coastal regions by emphasizing programs which stop salt-water intrusion into the existing ground water supply.

3. Every precaution must be maintained to eliminate the danger of any pollution to the Salinas River and its recharge areas through human and industrial wastes and agricultural runoff.

4. Continue a program of research into the future water demands of Monterey County to establish the need for any future facilities or water services.

5. Promote a plan for future expansion of water storage reservoirs to be utilized as water supply and recreation.

6. Utilize latest scientific techniques toward reclamation and recycling of waste water.

G. The County Plan^{*}

The foregoing sections are a general discussion of the various and varying facets of open space. These are combined in broad categories in the Open Space Plan for Monterey County. This plan as well as the rest of the text and maps comprising the Open Space Element is only one part of the Monterey County General Plan and should not be considered out of this context.

Although this element of the General Plan is designed to discuss Open Space in Monterey County it provides for areas to be set aside for human settlement consistent with realistic growth projections.

* This also refers to the illustrative map entitled "The Open Space Plan" which is a part of this report.

It must be recognized that land will be needed for urban expansion, primarily for residential, commercial and industrial growth and steps should be taken to direct this growth.

Adequate open space must be set aside in all developing urban areas.

Easements and rights-of-way for public utilities, power transmissions and transportation are necessary for future populations but their intrusion upon the natural landscape should be negligible.

Open space in the County may be achieved in many different ways, from scenic easement to outright dedication, and it is the diversification of usage that makes it most effective. The National Forests provide broad expanses of open space, while the careful planning of a densely populated residential area may provide a proportionate amount of open space for relief and contrast. Open space may be used advantageously in conjunction with all types of land use as well as unused land. In a County such as Monterey, where there is a desire to retain the natural beauty and rural atmosphere, knowledgeable application of open space in planning is of utmost importance.

Objective:

To retain the character and natural beauty of Monterey County by the preservation and control of open space.

Recommendations:

1. To define natural urban areas of growth through the use of open space.

2. To encourage recreational facilities which will provide open space at all governmental levels.

3. To encourage the government to retain open space on the perimeter of military reservations and in other public areas.

4. To encourage the incorporation of open space in all types of development, including residential, commercial and industrial.

5. To help retain the rural atmosphere of the County through the use of open space.

6. To retain agricultural lands for open space as well as for economic reasons.

7. To protect the ocean frontage by encouraging waterfront acquisition and restrictive development.

8. To encourage open space through the clustering of development with passive recreation areas and restrictive development.

9. To inventory and locate natural areas worthy of special consideration and attention.











10. To establish open space patterns which will compliment the locations of future developments.

11. To define and establish the use of primary flood plain areas as open space.

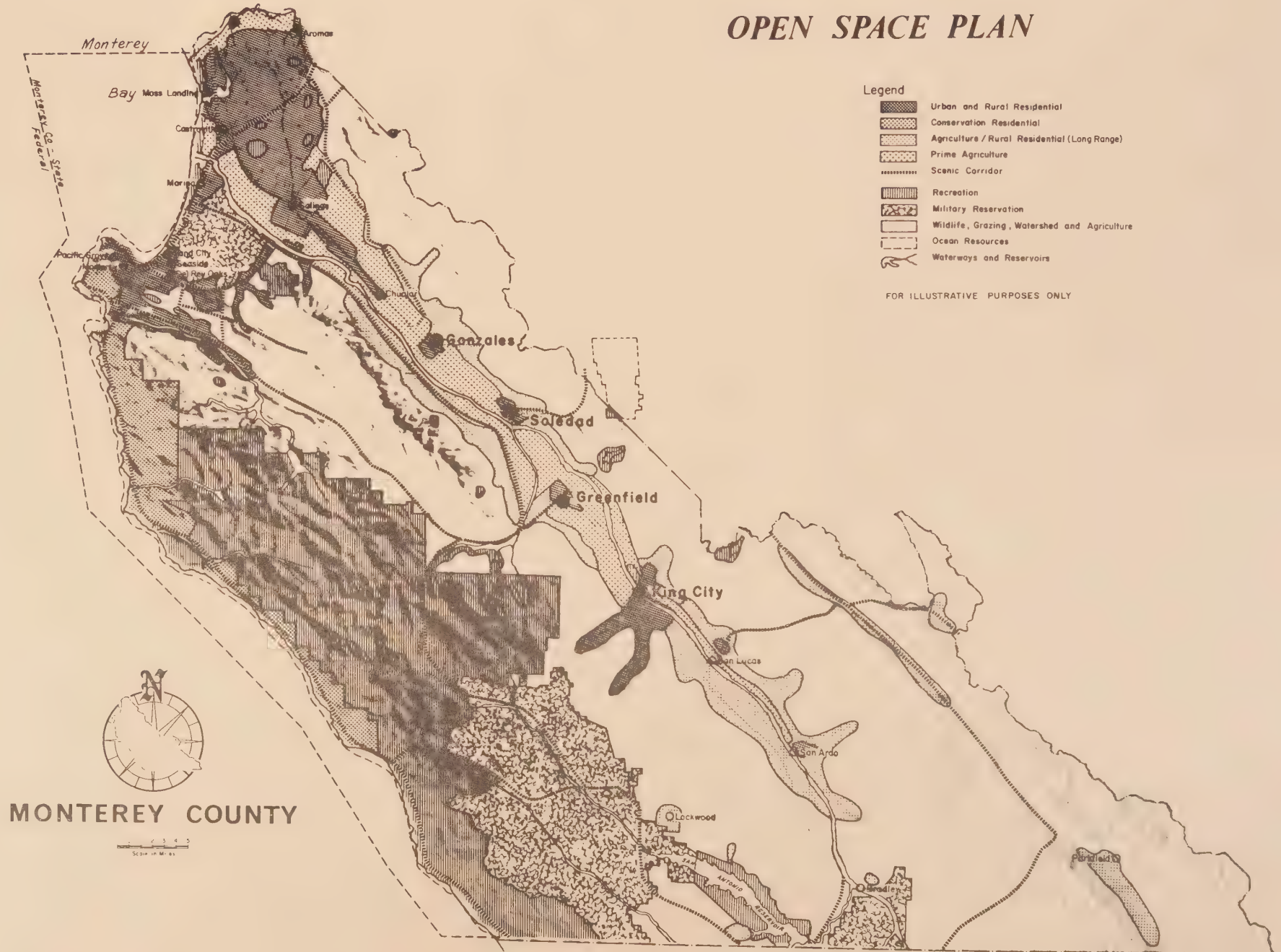
This Open Space Plan is illustrative only and it is obvious that there are overlapping interests in the various designations shown. As an example, Parks and Recreation Areas and much of the Military Lands are also Wildlife Habitat. The Plan illustrates only that Parks and Recreation Land is already publicly protected and Military Lands owned by other public agencies. Those and other details are more completely discussed in the foregoing text and maps.

OPEN SPACE PLAN

Legend

-  Urban and Rural Residential
-  Conservation Residential
-  Agriculture / Rural Residential (Long Range)
-  Prime Agriculture
-  Scenic Corridor
-  Recreation
-  Military Reservation
-  Wildlife, Grazing, Watershed and Agriculture
-  Ocean Resources
-  Waterways and Reservoirs

FOR ILLUSTRATIVE PURPOSES ONLY



MONTEREY COUNTY

Scale in Miles

THE CITIES

GONZALES

SOLEDAD

GREENFIELD

KING CITY

VI. THE OPEN SPACE PLAN - FOUR CITIES PLANNING AREA

Following are recommendations for the various facets which link together to form the Open Space Plan.

A. Agricultural Lands

Highly productive agricultural lands surround the Cities of Gonzales, Soledad, Greenfield and King City and form a major portion of the planning area.

There are approximately 180,000 acres of prime irrigated land in the county and approximately one-third of this land is in the Salinas Valley. The Salinas Valley contains the finest soil in the world and is the only area in the United States with a large level area of highly productive soils. Due to the climatic conditions and the lack of weather extremes vegetables may be produced and marketed throughout the year.

The continued increase in population, the accompanying growth in industry, highways and other urban land uses is a continuing threat to the retention of agricultural land for agricultural purposes. The safeguarding of agricultural land is as essential as the protection afforded other types of land uses.

Objective:

To preserve and protect prime and productive agricultural lands within the planning area by requiring all future development be an extension of the urbanized areas.

Recommendation:

1. Prime agricultural land should be separated and protected from other uses, and only those uses

related to agriculture should be located on prime agricultural land.

2. Agricultural uses should be encouraged as a means of providing open space for the planning area.

3. Prime agricultural land must be recognized as an equal to other major land uses and given the protection it deserves as a developed use.

B. Recreation and Park Land

More parks and other forms of recreational facilities will be required, not only to satisfy the increased population, but also the increasing amount of leisure time.

Any additional subdivision development should include a requirement that recreation and park facilities be provided as a part of that development to provide the necessary recreation and park facilities for the future populations of that area.

Objective:

To require recreation and park land to be set aside as a part of any new subdivision development, encourage private recreational development and other uses in categories characteristic and beneficial to the present and future residents of the planning area.

Recommendations:

1. To provide for the orderly acquisition, development and control of a comprehensive recreation system for the planning area.

2. Recreation development should be provided as a part of any future residential subdivision.

3. Encourage and provide recreational facilities whether passive or active in locations near all living and working areas to meet the varying needs of people to be served.

4. Proper commercial recreational uses should be encouraged to augment public recreational programs.

5. Proposed sites for recreation should be evaluated to assure they have maximum flexibility, adaptability and adequacy to provide for the constantly changing recreation needs.

6. Encourage private recreational development as a supplemental program to provide for recreational needs.

C. Wildlife Habitat

The Four Cities Planning Area has limited habitat for wildlife. However, such areas as the Salinas River, San Lorenzo Creek and the slough running southerly of the school grounds in Gonzales should have their banks protected to encourage and protect the development of this habitat or wildlife.

Objective:

To preserve and maintain open space as a means of providing natural habitat for all species of wildlife.

Recommendations:

1. All present wildlife habitats should be protected for their intrinsic and ecological values as well

as their direct benefits to the present and future populations.

D. Natural Resource Lands

The primary natural resource in the planning area is agriculture. Agriculture should be protected as a basic land use of the area.

Objective:

Protect the prime agricultural crop lands which are not absolutely necessary for expansion of the cities of Gonzales, Soledad, Greenfield and King City.

Recommendations:

Continue to promote a program along with the county of agricultural land preservation to assure adequate food supplies for all time.

E. Watershed and Water Recharge Lands

The Salinas Valley provides the primary flatland within Monterey County. The valley is composed of deep, porous alluvial soils which have excellent recharge capabilities. Through the center of the valley runs the Salinas River. The river appears to contain only a modest volume of usable water but in reality it is the largest submerged river in the country. Each year 578,300 acre feet of water passes through the planning area down the Salinas River. The quantity of water available is no immediate problem to the area.

Care must be taken to keep the present supply of usable water at a quality which is safe for human consumption and free from long range pollutants. Every effort must be made to keep agricultural irrigation runoffs, industrial as well as human wastes from lowering the water quality below permissible standards.

Objective:

To preserve the quality of existing water supply in the valley and adequately plan along with the county for expansion and retention of valuable water supplies for future generations.

Recommendations:

1. Provide for the safety and welfare of the residents of the area by the continued expansion of flood control efforts on a regional scale.
2. Continue to assure the high quality of water and take every precaution to eliminate the danger of any pollution to the Salinas River and its recharge areas through agricultural, industrial or human waste.
3. Encourage the county to continue a program of research into future water demands of the county to establish the need for future facilities.
4. Encourage the county to plan for future expansion of water storage reservoirs.
5. Encourage utilization of the latest scientific techniques toward reclamation and recycling of waste water.

F. The Plans

The foregoing discussion is combined into broad categories in the open space plan for the Planning Areas of Gonzales, Soledad, Greenfield and King City.

This Element of the General Plan is designed to discuss open space in the planning area. It must however provide for areas to be set aside for residential development contiguous to existing development.

It is recognized that land will be needed for urban expansion, primarily in residential, commercial and industrial growth; however, steps should be taken to make sure that this growth is an extension of an existing development.

Adequate open space must be set aside in any new development.

Easements and right-of-ways for public utilities and transportation are necessary for future development but their intrusion upon the natural landscape should be negligible.

Objective:

To retain the character and natural beauty of the planning area by the preservation and control of open space.

Recommendations:

1. To define the limit of areas of urban growth in the planning area of each of the four Cities.
2. To encourage the development of recreational facilities which will provide open space.
3. To encourage the incorporation of open space in all types of development including residential, commercial and industrial.

4. To retain the rural atmosphere of the planning area through the use of open space.

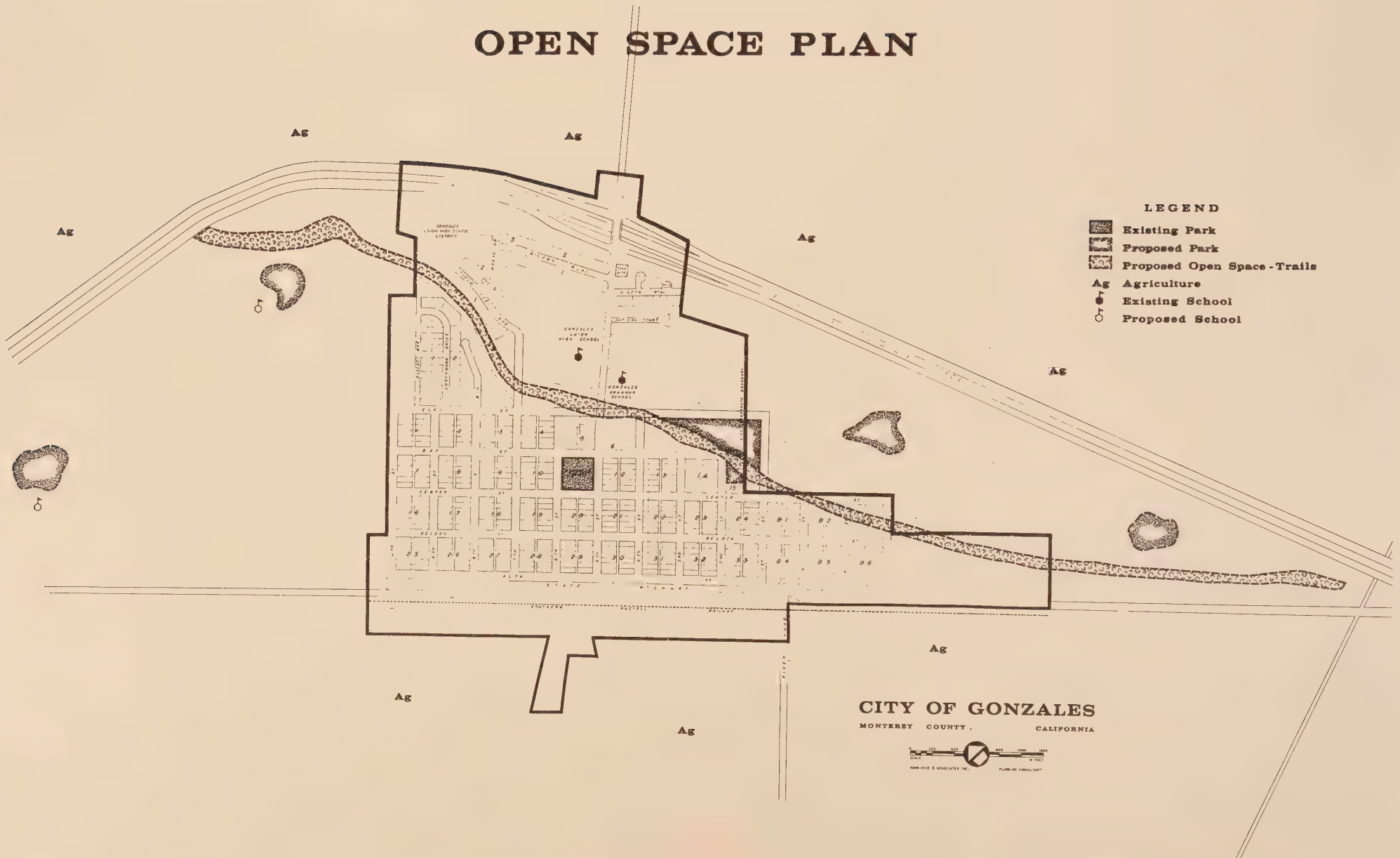
5. To cooperate with the County to retain agricultural lands for open space and discourage any non-contiguous development of housing, commerce or industry.

6. Encourage open space through the clustering of development with passive and active recreation areas.

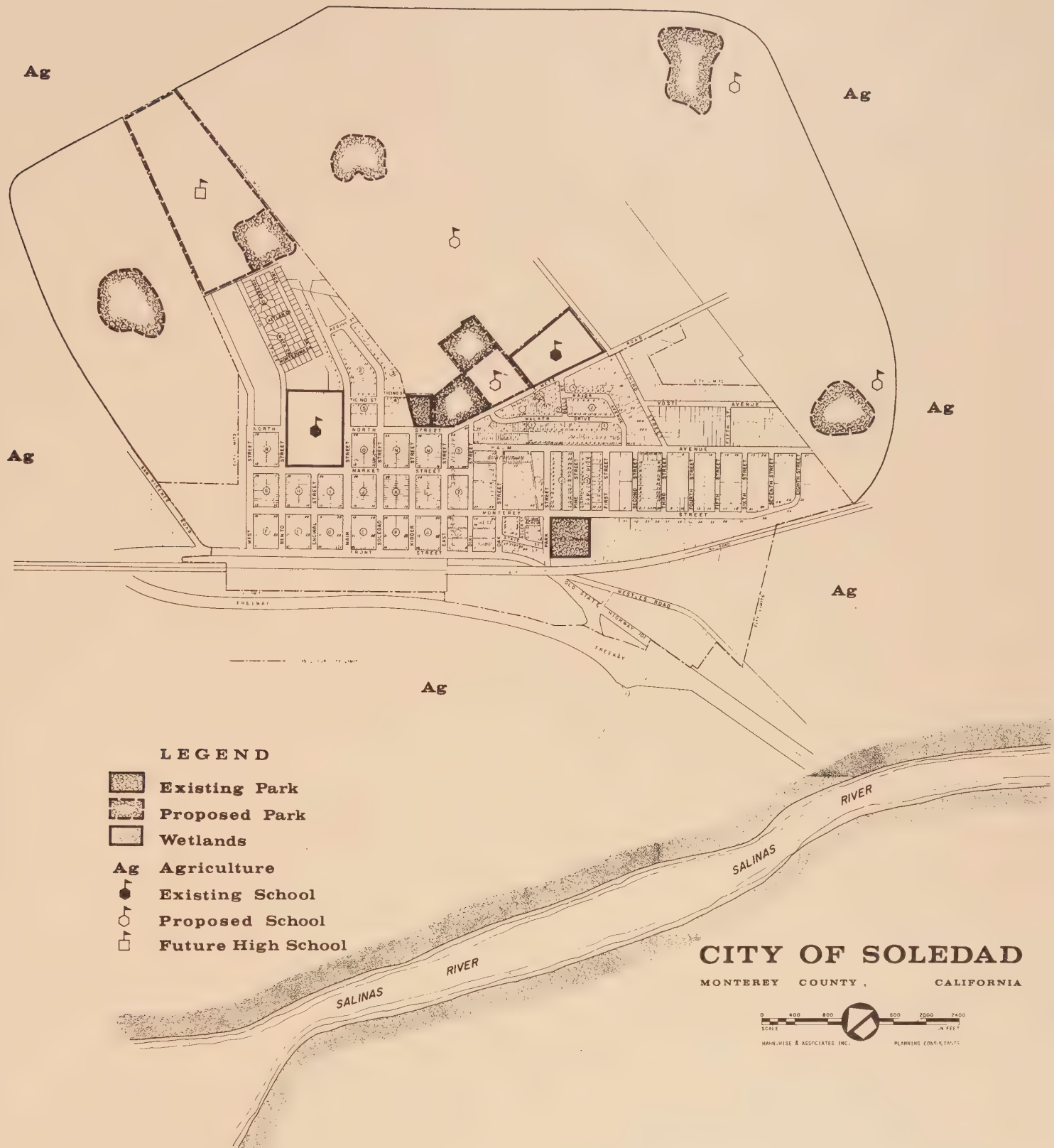
7. To support the definition and establishment of the use of primary and secondary flood plain areas as open space.

Following are the Open Space Plans of the individual cities beginning with the City of Gonzales and with Soledad, Greenfield and King City. Each plan is illustrative of matters concerning open space that are discussed in the text.

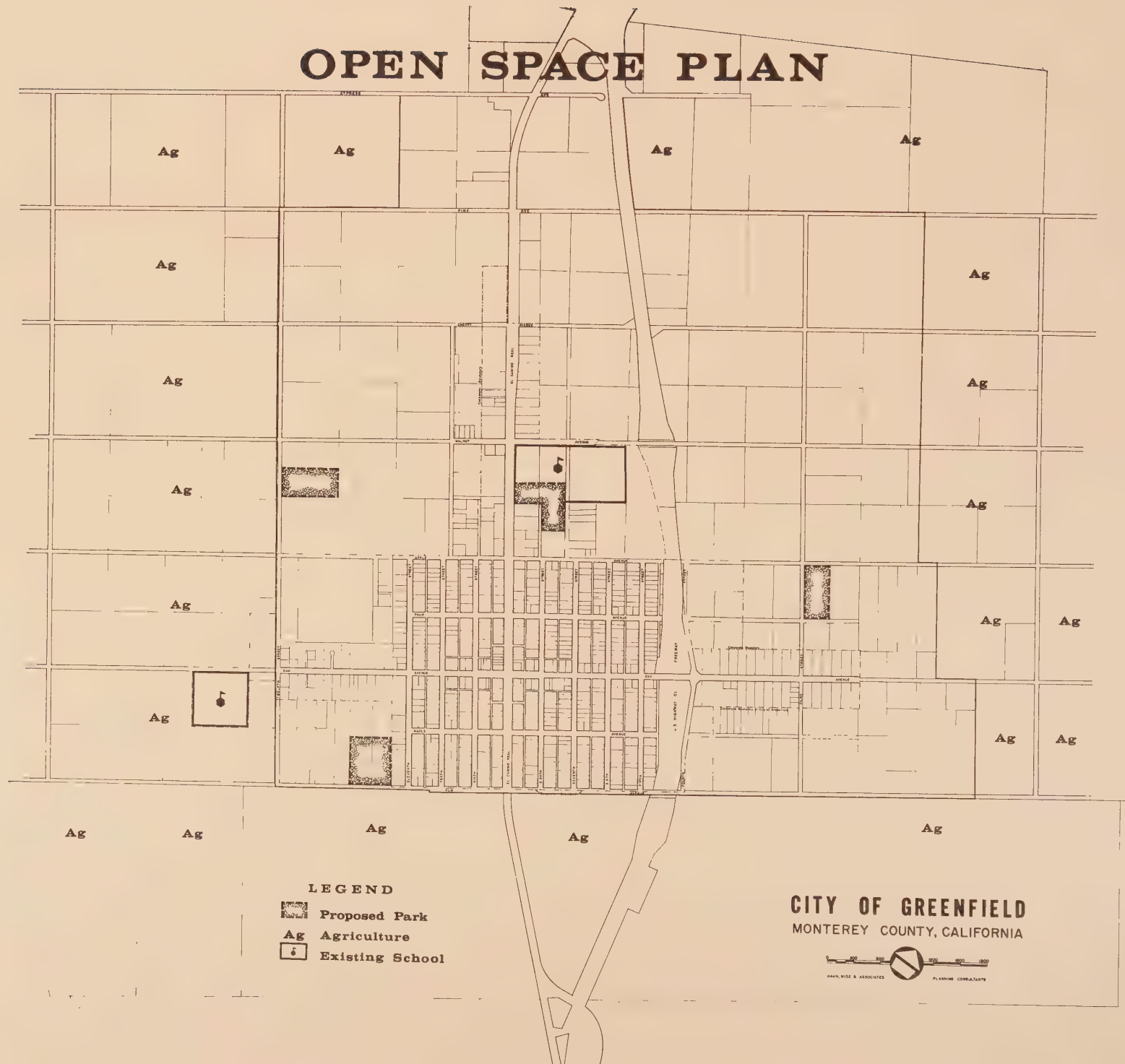
OPEN SPACE PLAN



OPEN SPACE PLAN



OPEN SPACE PLAN



OPEN SPACE PLAN



IV. IMPLEMENTATION OF THE OPEN SPACE PLAN

A. Need for Open Space Implementation

Emphasis has been made throughout this report of the great benefit that can be gained from a vital and active open space program. A plan for open space maintenance and development will remain just a paper plan unless accurate practical means of implementation are given to show how such a plan will "work" and prove to be practical.

It was discussed earlier that the property owner now absorbs most of the burden in terms of tax payments for community facilities and amenities. The tax payer has reached the saturation point where additional taxes for purchase of open space lands becomes totally impractical. If the acquisition of additional land is needed to implement the open space and parks and recreation plans, then various new methods of obtaining this land must be found. The following brief statements highlight some of the current, practical methods of effectuating open space maintenance and acquisition as well as control which should be carefully evaluated as to their parts in the implementation program. Other methods should also be carefully considered and utilized where appropriate.

B. Current Methods of Open Space Implementation and Results

The following methods have been attempted and found to be quite successful, if implemented, in obtaining open space. It is recommended that these be continued and enlarged.

1. Zoning and Subdivisions - General

These two forms of regulatory mechanisms give the County and its City the power to promote the public health, safety,

morals and general welfare. The two powers are essentially a result of the realization of the importance of the whole community's rights being more valuable than the right of an individual doing what he wishes with his land. Zoning and subdivision regulations are the primary method of land use regulation without the use of land purchase with compensation. Because there is no payment or land purchase involved, these two forms of land regulations are limited to the extent which they may be used.

a. Zoning Regulations

(1) Exclusive Agricultural Zoning

The county has been engaged in an active and relatively successful effort to protect its highly productive land through an exclusive agriculture program which has been calculated as an implementation of the county's total planning program. It continues to be the county's position that agricultural zoning must continue to play an important role in the protection of agricultural lands. This, backed by the cities, can be an effective tool which cannot be overlooked in accomplishing the desired goals set forth in the open space element.

Results - To date there has been 11,439 acres set aside in the exclusive agricultural zoning classification.

b. Subdivision Regulations

Subdivision regulations help to guide development on land which is not yet a part of the urbanizing pattern. Specific subdivision regulations can effectively guide development by the control and placement of lots, streets, utilities, sewerage and water systems. The regulations can also require open space or

recreation lands to be set aside as part of a development. Therefore, areas of valuable open space can be deterred from development by utilizing this type of regulations.

The King City and Greenfield Subdivision Ordinance adopted eight to ten years ago has a provision to allow "optional design" when the Planning Commission and City Council finds that a proposed development will:

"(1) produce a more desirable and livable community than would be affected otherwise, and

(2) create a better community environment through dedication of public areas, or setting out open space lands whether dedicated or owned in common."

The Subdivision Ordinance of Greenfield as adopted also has a provision to "provide for adequate and appropriate public recreation facilities for the subdivision by the dedication of land therein or the payment of fees in lieu thereof."

Results - Greenfield will require new development to provide for either public recreation facilities, private recreation facilities held in common or open space land held either for the benefit of the person in the development or dedicated to the public.

2. Scenic Easements

Section 51050 of the California Government Code establishes that "any city or county which has adopted a General Plan may accept grants of open space easements or open space agreements on privately owned land lying within the city or county".

The purpose of such easements is for the preservation of land as open space in the best interest of the State, City or County and is important to the public for the enjoyment of scenic beauty, for the use of natural resources, for recreation, or for the production of food or fiber and specifically that its potential is for future generations.

The State presently has an open space reimbursement program (Section 14112, Open Space Subvention Act). The County should investigate this program and determine the best way to proceed in initiating open space agreements within the County.

Results - The Planning Commission is currently considering the requirement of dedications of scenic easements along County roads designated as Scenic County Roads.

The following guidelines are suggested for review and acceptance of scenic easements:

a. A substantial portion of the property must be within site of a public road, park or other significant open space which is in the ownership of the State, County or other public agency.

b. Its relationship to adjacent parcels under scenic easement should be considered and its proximity to other areas of scenic community value should be determined.

c. The impact of reduced tax revenue on the City should be evaluated.

d. The land must have true scenic beauty to have some community value.

e. The compatibility of the parcel with the General Plan should be evaluated.

f. The possibility of any portion of scenic easement land being required for City or State highway purposes or for any other purpose that might require condemnation.

g. Compatible uses that may be allowed on scenic easement lands. Uses that may be considered are those that will not mar the landscape, such as riding and hiking trails.

Where scenic easements are accepted they shall be:

1. Dedicated for a period of not less than ten (10) years and shall be irrevocable during that period. They shall be automatically extended at the end of each year.

2. Existing dwelling units on the property must be removed from scenic easement boundaries.

3. Encouraging Private Open Space Development

There are a number of privately oriented uses of open space which add substantially to the enjoyment of natural resources of the area. Privately used golf courses, open space, cluster or condominium development, private recreation campgrounds, all add to the usable open space and allow a greater variety of recreation facilities. It shall be the policy of the Cities to encourage and stimulate additional private open space development.

Results - To date, one golf course has been developed in King City.

C. Other Open Space Implementation Possibilities

1. Acquisition

These jurisdictions should continue to acquire those lands which are significant to each ones level of responsibility. If it is really the intent to preserve open space, there must be a total mobilization of effort by all agencies and all levels of government. For only through the pooling of concentrated action can implementation be effective.

2. Road and Public Land Abandonment

All public land should be carefully evaluated as to their relationship to the Open Space Element and no right should be relinquished until the review indicates there are no open space values involved.

3. Lease Excess Roads Lands from State

Section 14012 of the Government Code provides: "the Director may lease non-operating right-of-way areas to municipalities or other local agencies for public purposes, and may contribute toward the cost of developing local parks and other recreational facilities on such areas. The Director may accept as all or part of the consideration for such lease or for such State contribution any substantial benefit the State will derive from the municipality or other local agencies undertaking maintenance or landscaping costs which would otherwise be the obligation of the State. Such leases shall contain a provision that whenever the leased land is needed for State highway operating purposes the lease shall terminate. The department is authorized to classify portions of State highway right-of-way as non-operating."

All property declared to be excess by the Division of Highway should be carefully analyzed to determine if a lease arrangement might be of benefit to the County.

4. Full Fee Acquisition

This is essentially the total acquisition of property by purchase, condemnation under the power of eminent domain, tax foreclosure or gift. The voluntary purchase agreement would mean paying the prevailing real estate prices; condemnation would also involve just compensation to acquire open space.

5. Less Than Fee Acquisition

Less than fee acquisition is different from outright purchase of property in that only certain property rights are purchased. The land ownership is a combination of rights to use the land, for example, the right to develop the land, the right to mineral exploration, and other possible mineral surface uses. In less than fee acquisition, only certain desired rights are purchased, such as the right to prohibit tree removal, road construction, or building structures.

Less than fee acquisition is, therefore, the purchase of a portion of a private land owners rights in order to retain or deter certain types of land uses. This could be an effective open space control.

6. Land Exchange

It is currently possible for governmental agencies to exchange public land for privately owned land for the purpose of obtaining needed open space in proper locations. As an example, the Bureau of Land Management can exchange land which is scheduled for exchange.

7. Purchase of Surplus Public Lands

Local agencies are often offered the opportunity to purchase surplus State and Federal lands. A discount of 50% is usually provided if the land is to be used for parks and recreation purposes. Also, the Bureau of Land Management administers large amounts of surplus land which can be purchased at a very low price by the County or exchanged.

8. Deed Restrictions

Contracts, covenants and restrictions are often created by the private developer as one tool for controlling the type of development which might occur on that property. These restrictions might take the form of use restrictions, open space, setback requirements, preservation of natural vegetation, architectural style, or other provisions which might add to the open space of the developing area.

D. Possible Methods of Financing Open Space

1. Taxation

Listed below are several examples of special taxes which might be utilized to gather revenue for open space acquisition if deemed necessary:

a. User Fees and Taxes - Within controlled and extensively used areas (such as parks and shorelines). A fee can be imposed upon a user to aid in the maintenance and development cost.

b. Motel "Bed" Tax - By the use of a tourist overnight tax upon guest hotels and motels, large scale funds are available to finance programs which are constantly designed to draw the tourists in the first place.

c. Real Estate Transfer Tax - A minor tax can be imposed upon the transfer of real estate to be utilized for the development of open space and park lands related to such real estate development.

d. Horse Tax - The acquisition of designated riding trails can be financed through a tax placed on riding horses and horse rentals as provided for in the Article 14 of the Government Code under the Pleasure Riding Tax Law.

e. Gasoline Tax - A definite portion of the gasoline tax can be designated for scenic highway construction and beautification.

2. Federal Funds

a. HUD Open Space Grants - Although current funding of this program is oversubscribed, it does essentially provide fifty-fifty matching funds for acquisition of open space and park improvements. However, this program emphasizes open spaces nearer to urban areas.

b. Land and Water Conservation Fund - This is a fifty-fifty matching fund program currently available for the purchase of open space lands.

c. Wildlife Restoration Fund - The acquisition, development and preservation of major wildlife areas are funded under this program administered by the State Wildlife Conservation Board.

d. Other Federal funds are available under many minor programs for the maintenance and acquisition of open space lands.

3. Private Funds

Recently there has been a surge in the number of private conservation groups willing to purchase valuable open space lands for the benefit of the community and the environment. This should be encouraged as an effective means of acquiring land that might otherwise not be obtainable through governmental action or as a holding action until governmental funds can become available.

Selected References:

Monterey County Open Space Element
Gonzales General Plan and Ordinances
Soledad General Plan and Ordinances
Greenfield General Plan and Ordinances
King City General Plan and Ordinances
Law Relation Conservation and Planning
State of California, Resource Agency Guidelines

Credits:

Monterey County Planning Commission Staff
Gonzales, Soledad, Greenfield and King City Staffs

U.C. BERKELEY LIBRARIES



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